

Kimball, Tirey & St. John LLP

Legal Alert

Heavy Delays in Commercial Unlawful Detainer Cases

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Unlawful detainer cases are experiencing heavy delays throughout California due to a number of factors such as a large backlog of cases in the courts and understaffing in both the courts and Sheriff's Departments.

The below timelines are estimated delays provided by KTS attorneys throughout the state. The delays are jurisdiction specific. These timelines are based on the experiences of the local KTS teams, are not guaranteed, and may change as courts and Sheriff's Departments try to get through backlogs and staffing issues.

San Diego County – Sheriff lockouts are expected approximately 5 months from the date of submitting a request for default judgment.

Riverside County – Obtaining conformed copies of the Summons and Complaint takes approximately 1-3 weeks. Orders to Post take approximately 5 days. Obtaining a default judgment and the issuance of the Writ of Possession approximately 3-4 weeks. The Sheriff's Department will schedule a lockout in approximately 5-6 weeks.

San Bernardino County – Obtaining conformed copies of the Summons and Complaint takes approximately 1-3 months. Orders to Post take approximately 1-4 weeks. Lockouts are scheduled approximately 5-7 weeks after submitting a Writ of Possession to the Sheriff.

Orange County – Lockouts are scheduled approximately 5 weeks after submitting a Writ of Possession to the Sheriff.

Los Angeles County – Orders to Post take approximately 1-2 weeks. Lockouts are scheduled approximately 1-2 months after submitting a Writ of Possession to the Sheriff's Department.

Northern California – Orders to Post take approximately 2-6 weeks. Obtaining a default judgment and the issuance of the Writ of Possession approximately 3-4 months. Lockouts are scheduled approximately 1-3 months after submitting a Writ of Possession to the Sheriff.

We appreciate your patience as we continue to navigate these challenges. If you have specific questions, please contact our Business Real Estate Group at breginfo@kts-law.com or your handling attorney directly for more information.

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