



1 Justice issued an Order specifically authorizing the Presiding Judge of the Superior  
2 Court, San Mateo County, to extend time deadlines in certain cases.

3 On March 16, 2020, the County of San Mateo issued a Shelter in Place Order,  
4 which was extended on March 30, 2020, and currently confines the movement of San  
5 Mateo County residents outside of their homes through May 3, 2020. On March 31, 2020,  
6 Dr. Scott Morrow, M.D., the Health Officer of San Mateo County, issued an order  
7 stating: "The intent of this order is to ensure that the maximum number of people shelter  
8 in their places of residence to the maximum extent feasible to slow the spread of COVID-  
9 19 and mitigate the impact on delivery of critical health care services to those in need."  
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12 During the period of the Shelter in Place Order, it is a public health priority for  
13 residents to maintain housing in which to remain sheltered. During this same period, the  
14 Court will have minimal functional operations, with access prioritized to emergency  
15 proceedings, not including unlawful detainers.  
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18 Therefore, the Court orders the following with respect to unlawful detainer  
19 proceedings and judgments, effective April 3, 2020:  
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- 21 • For unlawful detainer matters, April 1, 2020 through May 14, 2020 are deemed  
22 holidays for purposes of computing the time for filing papers with the court under  
23 Code of Civil Procedure sections 12 and 12a (Gov. Code § 68115(a)(4)), which  
24 taken together with the holiday period of March 18, 2020 through April 7, 2020  
25 previously specified in the March 19, 2020 "Order Related to Unlawful Detainer  
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1 Proceedings and Judgments,” constitutes a holiday period of March 18, 2020  
2 through May 14, 2020;

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- 4 • During the period of April 1, 2020 through May 14, 2020, no default shall be  
5 entered in a pending unlawful detainer matter;
  - 6 • During the period of April 1, 2020 through May 14, 2020, no writ of possession  
7 for real property shall be issued in a pending unlawful detainer matter;
  - 8 • Execution of any previously issued writ of possession for real property is  
9 hereby stayed for the period of April 1, 2020 through May 14, 2020, and no  
10 payment or undertaking for this period shall be owed by any Defendant, consistent  
11 with the Court’s discretion under Code of Civil Procedure 918;
  - 12 • All Mandatory Settlement Conferences in unlawful detainer matters shall be  
13 scheduled on or after May 21, 2020;
  - 14 • No new unlawful detainer trials are to be assigned to trial courts until on or after  
15 May 21, 2020.
  - 16 • The dates in this Order may be extended if public safety warrants it.
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22 Dated: April 3, 2020.

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25 for JONATHAN E. KARESH  
26 PRESIDING JUDGE  
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