



## Memorandum

To: Unlawful Detainer and Eviction Litigants in Alameda County

From: The Congress of Neutrals

Re: Mediation Services

Is someone trying to evict you from your home, or have you filed an eviction against a tenant?

Have you filed an unlawful detainer or eviction complaint against a tenant, or have you been served an unlawful detainer/eviction complaint from your landlord?

Do you have landlord/tenant issues but have not yet filed a complaint with the court or received a complaint from the court/landlord but are wondering if there is a way to resolve the conflict?

Did you serve (landlord) or were you served (tenant) a 3-day notice to pay or quit (leave the home) or even a three-day notice to cure (a potential violation of the lease that could end up in the landlord evicting you).

Do you want to try to resolve the conflict before filing further court action (i.e., a summons and complaint)?

**We can help! We are working with the Alameda County Court to offer FREE conflict resolution mediation services for your housing related conflict.**

**Please note that if you are tenant and have received a summons and complaint (eviction lawsuit) you still need to file an answer within 10 days after you are served not including weekends and court holidays. (<https://selfhelp.courts.ca.gov/eviction-tenant/respond>)**

Please note that for free services, one of the parties will need to meet the income category of 200% or less of the Federal Poverty Threshold.(e.g. 1 person -\$29,660 and 4 persons \$60,000) Call for more detail.

How: Contact Emma at [barbaral@congressofneutrals.org](mailto:barbaral@congressofneutrals.org) Phone Number (925)269-9805.

When: As soon as possible- your court date may be very soon.

Where: by Zoom and/or by phone. If you cannot by any means utilize mediation by zoom or phone, we will arrange an in-person mediation session.