



Evictions in California Are More Complicated Than Ever

RECENT CLIENT STORY

RECENTLY, ACCESS TO JUSTICE ASSISTED A LANDLORD LIVING IN THE LOS ANGELES AREA WHO OWNED TWO RENTAL UNITS IN BAKERSFIELD. ONE TENANT WAS SUCCESSFULLY EVICTED IN APPROXIMATELY 30 DAYS. HOWEVER, THE SECOND TENANT AVOIDED SERVICE FOR MORE THAN THREE MONTHS.

MULTIPLE ATTEMPTS WERE MADE TO LOCATE AND SERVE THE TENANT. ADDITIONAL COURT PROCEDURES AND ORDERS BECAME NECESSARY IN ORDER TO CONTINUE MOVING THE CASE FORWARD — PROCEDURES THAT ARE VERY DIFFERENT FROM THE “REGULAR” EVICTION PROCESS AND THAT MOST PEOPLE ARE UNAWARE EVEN EXIST.

THIS IS WHERE MANY LANDLORDS BECOME OVERWHELMED.



Julia Gonzalez, Kern LDA#179
Access to Justice
2520 L Street
Bakersfield, CA
(661) 535-5260

Many landlords believe an eviction is simple. It is not.

California eviction laws have become increasingly lengthy, technical, and tenant-friendly. One mistake can delay your case for weeks — or even months.

The process starts with proper notice.

Do you need a 3-Day Notice?

A 30-Day Notice?

A 60-Day Notice?

Do relocation payments apply?

Are there additional tenant protections involved?

These questions must be answered correctly before moving forward. If the wrong notice is used or service is not completed properly, the case can be delayed or dismissed.

California tenants today have more protections than ever before. Many tenants are also becoming increasingly knowledgeable about their rights through AI tools, online resources, social media, and organizations such as GBLA (Greater Bakersfield Legal Assistance), a nonprofit legal aid organization that assists qualifying low-income residents with civil legal matters, including evictions. In some situations, tenants may even qualify for attorney representation.

Even proposed legislation continues moving toward increased renter protections. Beginning January 1, 2026, California law will require landlords to provide both a stove and refrigerator in rental properties — something that was not previously required statewide.

One issue many landlords do not anticipate is difficulty serving the tenant.

The longer you wait, the longer you are not receiving rental income. As soon as you notice a serious issue with a tenant, start the eviction process as soon as possible. Call Access to Justice today. Our office is located in Bakersfield, but we assist clients throughout California.
