



LEGAL AID  
SOCIETY  
OF SAN DIEGO

# Resolving Landlord-Tenant Disputes



When a landlord-tenant relationship starts to devolve, it can be a highly stressful and contentious situation. The tenant is facing the distress of housing instability and possibly homelessness. The landlord is trying to protect their rights related to a property they own.

During a conflict, landlords and tenants often benefit from resolving disputes informally prior to resorting to more costly and time-consuming formal enforcement actions.

The benefits of using mediation first and litigation as a last resort can include:

- Avoid the financial costs of litigation (filing fees, attorney fees, taking time off work, etc.)
- Avoid the time and emotional burden it takes to go through a court case
- It's less adversarial and stressful than going to court
- There is time to come up with creative solutions and address things not directly related to the lawsuit
- It's private and confidential
- It helps preserve workable relationships

In unlawful detainer litigation, settlement conferences may also be requested if both parties agree. During a settlement conference, the judge acts as a mediator and works with both parties to reach a resolution in the case.

Legal Aid Society of San Diego can assist with landlord-tenant and fair housing related disputes.

Contact LASSD at 1-844-449-3500 or

[www.lassd.org/contact-us/](http://www.lassd.org/contact-us/)