

**PIMA COUNTY CONSOLIDATED JUSTICE COURT**  
**VOLUNTARY EVICTION SETTLEMENT CONFERENCE PROGRAM**

The Pima County Consolidated Justice Court recognizes that as a result of the COVID-19 pandemic, many complex and difficult issues have arisen for both tenants and landlords alike.

These include obtaining and/or enforcing judgments against tenants for unpaid rent. Unpaid rent may have been accumulating for months resulting in significant amounts now owed to the landlord. Other issues include enforcing writs of restitution, as well as tenants coping with the loss of their homes and the stigma of having an eviction on their credit which affects both credit health and the ability to rent another premise.

In an effort to assist both landlords and tenants with coping with their respective dilemmas, the Court can offer the opportunity to explore an alternative dispute resolution (ADR) process through a voluntary settlement conference program. The settlement conference will be facilitated by one of the Court's judges in hopes that the parties may be assisted in reaching a result that can be mutually beneficial.

The Eviction Settlement Conference Program process will be as follows:

1. If the eviction judge determines at the initial hearing that a dispute exists between the parties, the judge will advise the parties of the alternative dispute resolution program. The parties will be asked if a settlement conference would be beneficial, as opposed to going to trial.
2. If all parties agree to participate in a settlement conference, the evictions judge will enter a minute entry (**EXHIBIT A**) with a scheduled court date on the next available date and time.
3. The Court will provide all parties the Evictions Settlement Conference Memorandum and Advisories form (**EXHIBIT B**). All parties will be instructed to sign and return the form to the Court.
4. The Eviction Settlement Conference Memorandum and Advisories form shall be returned to the court prior to the hearing or at the time of the hearing. In the event one of the parties fails to file the Settlement Conference Memorandum and Advisories form with the court, the settlement conference judge shall set a bench trial in front of the evictions judge.
5. If the settlement judge is successful in assisting the parties to arrive at a resolution, an order will be entered resulting the case accordingly. In the event the parties are unsuccessful in reaching a resolution, the case will be set for a bench trial in front of the evictions judge.