

**Arizona Commission on Access to Justice**  
**SRL-LJC Workgroup**  
**NOTES**  
**January 31, 2019**  
2:00 p.m. to 4:00 p.m.

**Present:** Judge Anna Huberman (chair), Judge Charles Adornetto, Mike Baumstark, Scott Davis, Denise Holliday

**Telephonic:** Judge Thomas Berning

**AOC Staff:** Theresa Barrett, Julie Graber

**Matters considered:**

**1. Welcome and opening remarks**

The January 31, 2019, meeting of the SRL-LJC Workgroup was called to order by Judge Anna Huberman, Chair, at 2:24 p.m.

Before the meeting started, the workgroup discussed the topic raised by Theresa Barrett of how to educate the public about the eviction docket to address perception issues and manage public expectations. After extensive discussion, the workgroup agreed that a non-animated video should be created with a catchy title to grab people's attention. Additional discussion is needed.

**2. Eviction-Related Projects**

Julie Graber reported that nine out of ten English videos were finalized for mobile home and RV. Due to some technical issues, the videos could not be presented.

**ACTION:** Julie will prepare a webpage for the workgroup with links to the ten videos for members to review and provide feedback.

\*Proposed webpage: <https://www.azcourts.gov/selfservicecenter/Legal-Info-Hub/Legal-Info-Videos-Landlord-Tenant-Disputes-Eviction-Updated>.

Julie reviewed the Legal Info Videos webpage, which features the eviction videos. Some concerns were raised about the disclaimer language for mobile home and RV because of all the exceptions and other laws that may apply. Suggested language included:

- "If you rent a mobile home but do not own it, residential rules apply."
- "If you rent an RV but do not own it, residential rules apply."
- "If you own an RV without a long-term lease, commercial rules apply."
- "If both conditions do not apply, other laws might apply."

**ACTION:** Julie will incorporate the suggested language on the webpage.

\*The following webpage is being proposed:

<http://www.azcourts.gov/selfservicecenter/Eviction-Actions/Eviction-Exceptions>.

To complete the eviction content, Julie suggested creating a new Legal Info Sheet on RV, so each housing type has its own Legal Info Sheet. The workgroup supported the idea and Denise Holliday volunteered to draft it. Judge Huberman volunteered to draft a general housing Legal Info Sheet to address issues not already covered by the Legal Info Sheets and Legal Info Videos, like student housing, employment-related housing,

and commercial rules. The workgroup also agreed that a Legal Info Sheet should be created to address A/C and heating issues.

**ACTION:** Julie will forward templates to Judge Huberman and Denise to assist with their respective Legal Info Sheets.

A joint meeting with the Public Information and Messaging Workgroup will be held in the next two months to discuss a marketing push for the workgroup's eviction content that has been developed.

### **3. Review New Rule Petition Filed**

Judge Winthrop requested input from the workgroup regarding eviction rule petition, R-19-0018, which would require additional documents be included when the complaint is served. Members felt that the rule petition's concept was good, but some felt there were practical issues that would need to be addressed. Specifically, issues were raised about including the lease and all addendums with the complaint because of the volume of the documentation and how it would need to be attached. Also, there would be cost issues and privacy concerns. Members had privacy concerns about including the ledger with the complaint, but otherwise, did not have an issue. The workgroup's suggestion was to add language to Rule 10(c) stating that "If the tenant does not receive the lease by the initial appearance, trial may be continued at the request of either party."

### **4. Legal Info FAQs for Landlord/Tenant Disputes and Eviction**

The workgroup supported including Legal Info FAQs for eviction but felt questions should only include content not already covered by Legal Info Sheets and Legal Info Videos. Also, the questions should be scenario-based questions.

**ACTION:** Julie will share with members a spreadsheet on the workgroup's SharePoint webpage, so members can add their proposed scenarios.

### **5. Strategic Planning**

The workgroup identified several potential topics like garnishment, consumer debt/debt collection, and criminal/misdemeanor defendants that were not represented by counsel (except DUI) but first wanted to review the next Strategic Agenda so topics were consistent.

**Next SRL-LJC Meeting: to be determined**