

**FOR IMMEDIATE RELEASE**  
**January 28, 2022**

**Delaware Supreme Court Announces Adoption of New Supreme Court Rule 57.1 to Allow Non-Lawyer Representation of Residential Tenants in Eviction Actions**

Supreme Court Rule 57 permits the representation of landlord entities by non-lawyer agents in eviction proceedings in the Justice of the Peace Court, but Rule 57 does not permit the representation of tenants by non-lawyer agents in such actions.

Today, the Delaware Supreme Court announces the adoption of a new Supreme Court Rule 57.1, which will allow non-lawyer, Qualified Tenant Advocates to represent residential tenants in eviction proceedings.

Qualified Tenant Advocates will be trained by one of Delaware's three legal aid agencies and will remain under the supervision of a Delaware legal aid lawyer throughout the representation. With the consent of their residential tenant-client, a Qualified Tenant Advocate may prosecute or defend eviction proceedings, engage in settlement negotiations, file pleadings and other documents, and appear in the Justice of the Peace Court.

Qualified Tenant Advocates will be governed by the requirements applicable to lawyers under Justice of the Peace Court Civil Rule 11. Representation by a Qualified Tenant Advocate will be free of charge to the residential tenant.

The adoption of new Rule 57.1 was recommended by the Supreme Court's Committee to Examine Amendment of the Supreme Court Rules to Permit Non-Attorney Representation of Tenants in Residential Eviction Proceedings, which was chaired by Anne C. Foster, Esquire.

The order and the new Rule, which becomes effective March 1, 2022, are available on the [Delaware Judicial Branch website](#).

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