

Re: Immediate Dismissal of Wrongful Eviction Case

From: Chung-Jen Ho (chungjenho@gmail.com)

To: angelo@mylegalcoach.org

Cc: happyearth2012@gmail.com; abdul.ba@aol.com; john@iacarrinolaw.com; cesar@iaccarinolaw.com

Date: Tuesday, March 18, 2025 at 05:41 PM PDT

Dear Mr. Iaccarino,

I acknowledge receipt of your letter regarding the unlawful detainer case for **1678 Harrison Street, Apt A, Santa Clara, CA 95050**.

Please be advised that a **Request for Dismissal** was previously filed about a month ago; however, due to an issue with the filing process, it was not processed by the court. The dismissal request has now been refiled on **March 17, 2025**, with the Santa Clara Superior Court. I have attached a copy of the filed dismissal request for your reference.

Let me know if you need any further information.

Best regards,
Chungjen Ho

On Fri, Mar 14, 2025 at 11:46 AM Angelo Vargas <angelo@mylegalcoach.org> wrote:

March 13, 2025

VIA CERTIFIED MAIL & EMAIL

Sarah Ho & Chungjen Ho

1678 HARRISON STREET

Santa Clara CA 95050

happyearth2012@gmail.com

chungjenho@gmail.com

Subject: Immediate Dismissal of Wrongful Eviction Case

Dear Ms. Ho and Mr. Ho,

Our firm, **Iaccarino Law Group**, represents **Khuddush Abdul**, a former tenant of your property located at **1678 Harrison Street, Apt A, Santa Clara, CA 95050**. We write to demand the **immediate dismissal of the unlawful detainer action** you have filed against our client.

Our client **vacated the premises on January 31, 2025**. Despite no longer being in possession of the property, you initiated an **improper eviction case**. Filing an unlawful detainer against a former tenant who has already vacated is legally baseless and

constitutes an **abuse of the eviction process**.

If this case is not **voluntarily dismissed within 10 days**, we will take immediate legal action, including:

Filing a **motion to quash service** and dismiss the case.

Seeking **sanctions and attorney's fees** for improper litigation.

Pursuing any additional remedies available under California law.

We expect written confirmation that the eviction case has been dismissed by **March 23, 2025**. If we do not receive confirmation, we will proceed accordingly.

Sincerely,



John Iaccarino, Esq
Attorney at Law
Iaccarino Law Group
Burlingame, CA 94010

-SENT BY-

Best regards,

Angelo Vargas

Legal Assistant

Iaccarino Law Group

<https://iaccarinolawgroup.com/>



Abdul dismissal.pdf
433.8kB