



533 Airport Blvd Suite 400,
Burlingame CA 94010
(415) 843-1LAW[1529]

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.



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Sincerely,

A handwritten signature in blue ink that reads "John Iaccarino". The signature is written in a cursive style and is positioned above a horizontal line.

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