

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

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UNLAWFUL DETAINER SUMMONS  
(EVICTION NOTICE – COURT SUMMONS)  
Case No.: 26UD-084712

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PLAINTIFF: Greenfield Properties LLC  
c/o Pacific Coast Property Management  
4400 Wilshire Blvd, Suite 200  
Los Angeles, CA 90010

DEFENDANT: [Tenant Name]  
1842 Maple Street, Apartment 4B  
Los Angeles, CA 90015

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NOTICE TO DEFENDANT:

YOU ARE BEING SUED BY THE PLAINTIFF. To protect your rights, you must appear in this court on the date specified below. You may lose the case if you do not appear and give your side. You may lose money, property, and other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. If you do not have a lawyer, go to or telephone the office set forth below to find out where you can get legal help. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program.

Los Angeles County Bar Association Lawyer Referral Service: (213) 243-1525  
Bet Tzedek Legal Services (free): (323) 939-0506  
Neighborhood Legal Services (free): (818) 896-5211

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HEARING INFORMATION

Court Date: March 10, 2026  
Time: 8:30 AM  
Department: Room 44 (Unlawful Detainer Division)  
Court Address: Stanley Mosk Courthouse  
111 N. Hill Street  
Los Angeles, CA 90012

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GROUND(S) FOR THIS ACTION

The Plaintiff alleges the following cause(s) of action:

1. NON-PAYMENT OF RENT: Defendant has failed to pay rent in the amount of \$2,400.00 for the month of January 2026, and \$2,400.00 for the month of February 2026, for a total outstanding balance of \$4,800.00, despite having received a lawful 3-Day Notice to Pay Rent or Quit on January 5, 2026, pursuant to California Code of Civil Procedure § 1161(2).
  2. HOLDOVER TENANCY: Defendant's month-to-month tenancy was terminated by a 30-Day Notice to Quit served on December 1, 2025, pursuant to California Civil Code § 1946. Defendant has failed to vacate the premises as required.
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## YOUR RIGHTS AS A TENANT

You have the right to:

- Appear in court and contest this eviction
- Request a trial by jury
- Present witnesses and evidence in your defense
- Raise defenses including: habitability issues, retaliation, discrimination, improper notice, or acceptance of rent after notice was served

## IMPORTANT DEADLINES:

- You must file a written RESPONSE with the court within FIVE (5) business days of being served this summons (not counting the day of service).
- Filing fee: \$240 (fee waivers available if you qualify – ask the clerk)
- If you do NOT file a response, the court may enter a DEFAULT JUDGMENT against you, which could result in a Writ of Possession being issued and the Sheriff removing you from your home.

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## RELIEF SOUGHT BY PLAINTIFF

The Plaintiff is seeking the following from the court:

1. Restitution of the premises at 1842 Maple Street, Apt 4B, Los Angeles, CA
2. Past-due rent in the amount of \$4,800.00
3. Holdover damages at the daily rate of \$80.00 per day from the date of unlawful detainer until the date of judgment
4. Reasonable attorney's fees and court costs
5. Such other relief as the court deems just and proper

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Issued by the Clerk of the Superior Court  
Date of Issuance: February 15, 2026

Clerk: \_\_\_\_\_  
Deputy Clerk: \_\_\_\_\_

This summons is issued pursuant to Rule 3.110 of the California Rules of Court.