
FORMAL NOTICE: VOID LEASE & DEMAND FOR \$173,000.00 // 5634 NOEL DRIVE

1 message

Eric B Jones <eric@recovery-compass.org>
To: Gary Kearney <gkearney@outlook.com>
Cc: Eric B Jones <eric@recovery-compass.org>

Mon, Jan 12, 2026 at 4:01 PM

Gary,

Attached is a formal Notice of Non-Compliance regarding the structure at 5634 Noel Drive.

As of 3:30 PM today, Temple City Building & Safety has confirmed on the record that there are no residential permits or a Certificate of Occupancy on file for Unit 5634.

Pursuant to Espinoza v. Calva (2008) and Carter v. Cohen (2010), your 3-day notice is void, and the lease is unenforceable.

Demand is hereby made for the immediate disgorgement of \$75,000.00 in rent paid for this illegal dwelling, plus \$98,000.00 in accrued statutory penalties under Civil Code § 789.3.

A formal City investigation has been initiated. Direct all future correspondence regarding this lot to the City Clerk's records division.

Eric Jones, MSW
626-348-3019

 [NOTICE_OF_VOIDLEASE_AND_DISGORGEMENT_FINAL.pdf](#)
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