

ERIC BRAKEBILL JONES
5634 Noel Drive, Temple City, CA 91780
(626) 348-3019 | Petitioner In Pro Per

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES**

1. VOID LEASE: 5634 Noel Drive is an unpermitted 'Ghost Unit'. Parking widths of <10ft violate TCMC 9-1E-2. Pursuant to Espinoza v. Calva (2008), the lease is void ab initio. No rent is owed.

2. DISGORGEMENT: Demand is made for the immediate refund of \$75,000.00 in rent paid since May 2023 per Carter v. Cohen (2010).

3. UTILITY BLOCKADE: Your 2.5-year refusal to transfer SCE service violates Civil Code 789.3. Statutory penalties (\$100/day) now exceed \$98,000.00.

4. RULE 3.3 VIOLATION: Your email of Jan 9 regarding a 'busy signal' is a fabrication rebutted by forensic carrier logs. This constitutes a lack of candor and bad faith communications.

5. EVIDENCE PRESERVATION: All digital artifacts, including carrier metadata and // CONTEMPORANEOUS DETAILED NOTES // are preserved per PC 632 for trial.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

DATED: January 12, 2026

EBQ

ERIC BRAKEBILL JONES