

<p align="center"><b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES</b></p>		
<p>COURTHOUSE ADDRESS 300 E Walnut Street, Pasadena, CA 91101</p>		
<p>PLAINTIFF Bradford M. Martinez, Vicki L. Martinez, Gail Diane Calhoun aka Gail Diane Houser</p>		
<p>DEFENDANT <b>James</b> Jennifer Burbank, Jamnes Burbank</p>		<p>CASE NUMBER 25PDUD00999</p>
<p align="center"><b>Unlawful Detainer Stipulated Judgment</b></p>		<p>DATE AND TIME OF HEARING</p>
		<p>DEPARTMENT R</p>

THE PARTIES STIPULATE (AGREE) AS FOLLOWS:

1. Judgment shall be entered in favor of plaintiff as named in the complaint and against the following defendants:

Jennifer Burbank, Jamnes Burbank

**James**

*(Identify and name defendant(s) exactly as judgment is to be entered. Do not abbreviate or use "etc." or et al.)*

Plaintiff is awarded possession of the premises located at: (street address, apartment/unit number, city and county):

518 North Stoneman Avenue, Alhambra, CA, 91801

☒ Defendant(s) rights under lease or rental agreement are forfeited.

2. Judgment shall be entered for:

**CONDITIONALLY SEALED RECORD**

**CONDITIONALLY WAIVED JUDGMENT**

☒ \$ 0 Past Due Rent ☒ \$ ~~0~~ 13,324.59 Holdover  
Damages

☒ \$ ~~0~~ 1,000 Attorney Fees plus costs of \$ ~~0~~ 395.

3. Defendant(s) security deposit, if any:

☒ shall be returned or accounted for by the plaintiff within 21 days after the defendant(s) vacates the premises  
[Civil Code, section 1950.5]

☐ shall be retained by the plaintiff and the defendant(s) waive any claim to its return.

4. Judgment shall be entered:

Martinez v. Burbank et al.

25PDUD00999

**Unlawful Detainer Stipulated Judgment**



Short Title: Martinez v. Burbank et al.	Case Number: 25PDUD00999
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Date: _____	<u>Jennifer Burbank</u> Print Name	_____ Signature <input type="checkbox"/> Plaintiff <input checked="" type="checkbox"/> Defendant or <input type="checkbox"/> Attorney
Date: _____	<u>James Burbank</u> Print Name	_____ Signature <input type="checkbox"/> Plaintiff <input checked="" type="checkbox"/> Defendant or <input type="checkbox"/> Attorney
Date: _____	<u>Bradford M. Martinez</u> Print Name	_____ Signature <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant or <input type="checkbox"/> Attorney
Date: _____	<u>Vicki L. Martinez</u> Print Name	_____ Signature <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant or <input type="checkbox"/> Attorney
Date: _____	Gail Diane Calhoun aka Gail Diane Houser	_____ Signature <input checked="" type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant or <input type="checkbox"/> Attorney
		Plaintiff

☒ The Court hereby orders the above-named parties to comply with the terms of the stipulation, and the clerk is directed to enter this stipulation as judgment.

☐ Proof having been made to the satisfaction of the court, Plaintiff is also granted judgment as to all unnamed tenants. [Code Civil Procedure, section 415.46]

☐ The above-named parties agree to abide by the terms of the stipulation which is approved by the court. The case is calendared for dismissal or entry of judgment on \_\_\_\_\_ at \_\_\_\_\_ in Department \_\_\_\_\_.

☒ Based on the stipulation of the parties, and pursuant to Code of Civil Procedure, section 1161.2(a)(2), the Court further orders that the court file and all court records, electronic or otherwise, of this case are ordered sealed until further order of court and may not be accessed by any person except the parties, counsel of record and the court.

Date _____	_____ Judicial Officer
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## Unlawful Detainer Stipulated Judgment

SHORT TITLE:  Martinez v. Burbank et al	CASE NUMBER:  25PDUD00999
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ATTACHMENT (Number): A

(This Attachment may be used with any Judicial Council form.)

Pursuant to the 60-day notice to terminate tenancy served in this unlawful detainer action based on the owner's stated intent to have the owner's father move into the premises, the parties agree to the following terms:

Defendants shall vacate and surrender possession of the premises on or before August 4, 2025 provided Plaintiff fully complies with the terms of this stipulation.

Plaintiff waives all claims to past due rent, holdover damages, or any other amounts allegedly owed through the agreed-upon move-out date.

Plaintiff further agrees to pay Defendants \$22,500.00 in certified funds, with \$11,250.00 due within five (5) days of execution of this stipulation and the remaining \$11,250.00 due on or before July 16, 2025. All payments shall be made payable to "Teshale Law Client Trust Account (IOLTA)" and mailed to Teshale Law, 5150 E. Pacific Coast Hwy., Suite 200, Long Beach, CA 90804 via certified mail with tracking available.

Defendants expressly reserve all rights to pursue any affirmative claims they may have against Plaintiff, and nothing in this stipulation shall be construed as a waiver of any such rights or claims.

The parties shall bear their own attorneys' fees and costs.

Any personal property left at the premises by Defendants after the agreed-upon move-out date shall be deemed abandoned.

The court record in this matter shall remain sealed.

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this Attachment are made under penalty of perjury.)

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(Add pages as required)