

Subject: Re: Eviction process

From: Hanh Cao Yu <hanh.cao.yu@stanfordalumni.org>

Date: 2/10/2023, 6:55 AM

To: Mark Cao <mark.cao@gmail.com>

CC: HVC BUS <hvcbus@gmail.com>, Hien Cao <hcaosc@gmail.com>

Huy,

As we are not expecting Ken to pay rent after the Notice to quit, time is of the essence to get the house ready for sale. The mortgage payments will dismiss Dad's savings considerably.

Can you provide a status update and how you're keeping on top of the legal firm to avoid further errors and delays?

H.

On Mon, Jan 23, 2023 at 1:03 PM Mark Cao <mark.cao@gmail.com> wrote:

Hi Dad,

To summarize, here is the eviction process, which could take two months to complete.

1. 3-day Notice to Quit. Starts today, Monday, 1/23.
2. End of 3-day period will be Thursday, 1/26.
3. On Friday, 1/27, Legal Service Centers (hired by us) will file landlord's "Unlawful Detainer" complaint against Ken. From that day, he has five days to respond.
4. Around 2/6, assuming no response from Ken, Legal Service Centers will file a Default on your behalf.
5. The Court processing of that Default could take 3 - 6 weeks.
6. Approximately in March, the Court will be able to close the case. Only by then will the County Sheriff be called to physically force out the tenant.
7. After the tenant has been forced out, only after that can you withhold services from him. The most important service is that he will be unable to enter the house, as you will change the locks at that time.

Huy

--

Hanh