

SUBJECT LINE CODE RC918107X

LANCASTER /// 11/17/2022 /// 9889208 /// LANCASTER, CA 93535

PREPARED BY: souren on 11/17/2022

FILING INSTRUCTIONS FOR: CountryWide Process, LLC

(818) 980-7378

FAX: (818) 988-9122

455 N. MOSS ST. BURBANK, CA 91502

FILE IN COURT----->>>> LANCASTER <<<< DATE OUT:
RETURN TO LAW OFFICE FOR SERVICE!

---LAW OFFICES OF DENNIS P. BLOCK & ASSOCIATES---

323/938-2868 / FAX 323/938-6069

Document: SUMMONS AND COMPLAINT: UNLAWFUL DETAINER
KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP

-V-

ANNETTE GREENHOWARD,

Address: 44104 DIVISION STREET, #F
LANCASTER, CA 93535

Case Type: RENT:

Name: KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP

Attention: PAMA/FREDY TRUJILLO

Address: 4900 SANTA ANITA AVE., SUITE 2C

EL MONTE CA 91731

Pager No.:

Cellular#: 5108668713

Work Phone: 626 575 0062

Fax Number: 626 575 3084

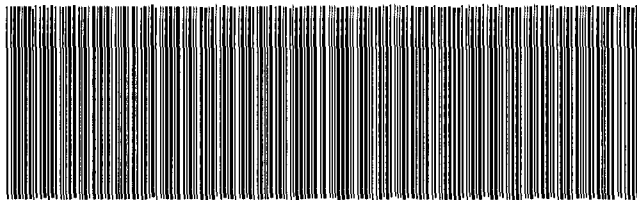
Special Serving Instructions OR Access Code

=====PLEASE TEXT=====

ON THE SAME DAY YOU SERVE THE COMPLAINT, JUST

TEXT OUR FILE NUMBER: 208889 TO: 323 238-4566 --THANK YOU

=====



SUM-130

SUMMONS
(CITACIÓN JUDICIAL)

UNLAWFUL DETAINER—EVICTION

(RETENCIÓN ILÍCITA DE UN INMUEBLE—DESALOJO)

NOTICE TO DEFENDANT: ANNETTE GREENHOWARD (DOES 1 TO 10)
(AVISO AL DEMANDADO):

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):

KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 5 days. You have 5 DAYS, not counting Saturdays and Sundays and other judicial holidays, after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff.

A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services website (www.lawhelpca.org), the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), or by contacting your local court or county bar association.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Usted ha sido demandado. Si no responde dentro de 5 días, el tribunal puede emitir un fallo en su contra sin una audiencia. Una vez que le entreguen esta citación y papeles legales, solo tiene 5 DÍAS, sin contar sábado y domingo y otros días feriados del tribunal, para presentar una respuesta por escrito en este tribunal y hacer que se entregue una copia al demandante.

Una carta o una llamada telefónica no lo protege. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no presenta su respuesta a tiempo, puede perder el caso por falta de comparecencia y se le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados local.

EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos con un gravamen sobre cualquier cantidad de \$10,000 ó más recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desestimar el caso.

- 1 The name and address of the court is Superior Court of California, County of LOS ANGELES
(El nombre y dirección de la corte es) ANGELES

42011 4th Street West

Lancaster, CA 93534 LANCASTER COURTHOUSE

- 2 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es) Dennis P. Block, Esq.

Dennis P. Block & Associates/ H.G. Long, Esq. SBN 127735

455 N. Moss St., Burbank, CA 91502

323 938-2868

CASE NUMBER (número del caso)

22AVUD01445

PLAINTIFF (Name) KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP	CASE NUMBER
DEFENDANT (Name) ANNETTE GREENHOWARD	

3 (Must be answered in all cases) An **unlawful detainer assistant** (Bus. & Prof. Code, §§ 6400–6415) ☒ did not ☐ did for compensation give advice or assistance with this form (If plaintiff has received **any** help or advice for pay from an unlawful detainer assistant, complete item 4 below)

4. **Unlawful detainer assistant** (complete if plaintiff has received any help or advice for pay from an unlawful detainer assistant).

- a Assistant's name
- b Telephone no
- c Street address, city, and zip

- d County of registration
- e Registration no
- f Registration expires on (date)

Sherri R. Carter Executive Officer / Clerk of Court

Date
(Fecha) 11/18/2022

Clerk, by
(Secretario) T. Graham, Deputy
(Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)

(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons (form POS-010))



5 **NOTICE TO THE PERSON SERVED:** You are served

- a ☐ as an individual defendant
- b ☐ as the person sued under the fictitious name of (specify)
- c ☐ as an occupant
- d ☐ on behalf of (specify)
 - under ☐ CCP 416.10 (corporation) ☐ CCP 416.60 (minor)
 - ☐ CCP 416.20 (defunct corporation) ☐ CCP 416.70 (conservatee)
 - ☐ CCP 416.40 (association or partnership) ☐ CCP 416.90 (authorized person)
 - ☐ CCP 415.46 (occupant) ☐ other (specify)
- e ☐ by personal delivery on (date)

Assigned for all purposes to: Michael Antonovich Antelope Valley Courthouse, Judicial Officer: Marcelo D'Asero

UD-100

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: Dennis P. Block, Esq. FIRM NAME: Dennis P. Block & Associates/ H.G. Long, Esq. SBN 127735 STREET ADDRESS: 455 N. Moss St. CITY: Burbank STATE CA ZIP CODE: 91502 TELEPHONE NO 323 938-2868 FAX NO 323 938-6069 EMAIL ADDRESS: eservice@evict123.com ATTORNEY FOR (name) KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP		FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 42011 4th Street West MAILING ADDRESS: 42011 4th Street West CITY AND ZIP CODE: Lancaster, CA 93534 BRANCH NAME: LANCASTER COURTHOUSE		
PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT ANNETTE GREENHOWARD <input checked="" type="checkbox"/> DOES 1 TO 10		
COMPLAINT—UNLAWFUL DETAINER* <input checked="" type="checkbox"/> COMPLAINT <input type="checkbox"/> AMENDED COMPLAINT (Amendment Number):		CASE NUMBER. 22AVUD01445
Jurisdiction (check all that apply): <input checked="" type="checkbox"/> ACTION IS A LIMITED CIVIL CASE Amount demanded <input checked="" type="checkbox"/> does not exceed \$10,000. <input type="checkbox"/> exceeds \$10,000 but does not exceed \$25,000. <input type="checkbox"/> ACTION IS AN UNLIMITED CIVIL CASE (amount demanded exceeds \$25,000) <input type="checkbox"/> ACTION IS RECLASSIFIED by this amended complaint or cross-complaint (check all that apply): <input type="checkbox"/> from unlawful detainer to general unlimited civil (possession not in issue). <input type="checkbox"/> from limited to unlimited. <input type="checkbox"/> from unlawful detainer to general limited civil (possession not in issue). <input type="checkbox"/> from unlimited to limited.		

1 PLAINTIFF (name each)

KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP

alleges causes of action against DEFENDANT (name each)

ANNETTE GREENHOWARD

- 2 a Plaintiff is (1) ☐ an individual over the age of 18 years (4) ☒ a partnership
(2) ☐ a public agency (5) ☐ a corporation
(3) ☐ other (specify)
- b ☐ Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of (specify).
- 3 a The venue is the court named above because defendant named above is in possession of the premises located at (street address, apt no, city, zip code, and county) 44104 DIVISION STREET, #F, LANCASTER, CA 93535
- b The premises in 3a are (check one)
(1) ☒ within the city limits of (name of city). LANCASTER
(2) ☐ within the unincorporated area of (name of county)
- c The premises in 3a were constructed in (approximate year) 1958
- 4 Plaintiff's interest in the premises is ☐ as owner ☒ other (specify) Landlord-Owner
- 5 The true names and capacities of defendants sued as Does are unknown to plaintiff

* NOTE: Do not use this form for evictions after sale (Code Civ Proc, § 1161a)

PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT ANNETTE GREENHOWARD	CASE NUMBER.
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- 6 a On or about (date). 03/01/2020
defendant (name each) ANNETTE GREENHOWARD
- (1) agreed to rent the premises as a ☒ month-to-month tenancy ☐ other tenancy (specify).
 (2) agreed to pay rent of \$1426.00 payable ☒ monthly ☐ other (specify frequency).
 (3) agreed to pay rent on the ☒ first of the month ☐ other day (specify).
- b This ☒ written ☐ oral agreement was made with
 (1) ☐ plaintiff (3) ☐ plaintiff's predecessor in interest
 (2) ☒ plaintiff's agent (4) ☐ Other (specify)
- c ☐ The defendants not named in item 6a are
 (1) ☐ subtenants
 (2) ☐ assignees
 (3) ☐ Other (specify).
- d ☐ The agreement was later changed as follows (specify)
- e ☐ A copy of the written agreement, including any addenda or attachments that form the basis of this complaint, is attached and labeled Exhibit 1 (Required for residential property, unless item 6f is checked. See Code Civ. Proc., § 1166)
- f ☒ (For residential property) A copy of the written agreement is **not** attached because (specify reason).
 (1) ☐ the written agreement is not in the possession of the landlord or the landlord's employees or agents.
 (2) ☒ this action is solely for nonpayment of rent (Code Civ. Proc., § 1161(2)).
- 7 The tenancy described in 6 (complete (a) or (b))
 a ☐ is **not** subject to the Tenant Protection Act of 2019 (Civil Code, § 1946.2) The specific subpart supporting why tenancy is exempt is (specify)
 b ☒ is subject to the Tenant Protection Act of 2019
- 8 (Complete only if item 7b is checked Check all applicable boxes)
 a ☒ The tenancy was terminated for at-fault just cause (Civil Code, § 1946.2(b)(1))
 b ☐ The tenancy was terminated for no-fault just cause (Civil Code, § 1946.2(b)(2)) and the plaintiff (check one)
 (1) ☐ waived the payment of rent for the final month of the tenancy, before the rent came due, under section 1946.2(d)(2), in the amount of \$
 (2) ☐ provided a direct payment of one month's rent under section 1946.2(d)(3), equaling \$
 to (name each defendant and amount given to each)
- c ☐ Because defendant failed to vacate, plaintiff is seeking to recover the total amount in 8b as damages in this action
- 9 a ☒ Defendant (name each) ANNETTE GREENHOWARD
- was served the following notice on the same date and in the same manner
- (1) ☒ 3-day notice to pay rent or quit (5) ☐ 3-day notice to perform covenants or quit
 (2) ☐ 30-day notice to quit (not applicable if item 7b checked)
 (3) ☐ 60-day notice to quit (6) ☐ 3-day notice to quit under Civil Code, § 1946.2(c)
 (4) ☐ 3-day notice to quit Prior required notice to perform covenants served (date).
 (7) ☐ Other (specify)

PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT ANNETTE GREENHOWARD	CASE NUMBER.
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- 9 b (1) On (date) 11/16/2022 the period stated in the notice checked in 9a expired at the end of the day.
 (2) Defendants failed to comply with the requirements of the notice by that date
- c All facts stated in the notice are true
- d ☒ The notice included an election of forfeiture
- e ☒ A copy of the notice is attached and labeled Exhibit 2 *(Required for residential property. See Code Civ Proc, § 1166 When Civil Code, § 1946 2(c), applies and two notices are required, provide copies of both.)*
- f ☐ One or more defendants were served (1) with the prior required notice under Civil Code, § 1946 2(c), (2) with a different notice, (3) on a different date, or (4) in a different manner, as stated in Attachment 10c. *(Check item 10c and attach a statement providing the information required by items 9a–e and 10 for each defendant and notice.)*
- 10 a ☒ The notice in item 9a was served on the defendant named in item 9a as follows
- (1) ☐ By personally handing a copy to defendant on (date)
- (2) ☐ By leaving a copy with (name or description) _____ at defendant's _____ residence ☐ business AND mailing a copy to defendant at defendant's place of residence on (date) _____ because defendant cannot be found at defendant's residence or usual place of business
- (3) ☒ By posting a copy on the premises on (date) 11/10/2022
☐ AND giving a copy to a person found residing at the premises AND mailing a copy to defendant at the premises on (date) 11/10/2022
- (a) ☐ because defendant's residence and usual place of business cannot be ascertained OR
- (b) ☒ because no person of suitable age or discretion can be found there
- (4) ☐ *(Not for 3-day notice, see Civil Code, § 1946, before using)* By sending a copy by certified or registered mail addressed to defendant on (date)
- (5) ☐ *(Not for residential tenancies, see Civil Code, § 1953, before using)* In the manner specified in a written commercial lease between the parties
- b ☐ (Name) _____ was served on behalf of all defendants who signed a joint written rental agreement
- c ☐ Information about service of notice on the defendants alleged in item 9f is stated in Attachment 10c
- d ☒ Proof of service of the notice in item 9a is attached and labeled Exhibit 3
- 11 ☐ Plaintiff demands possession from each defendant because of expiration of a fixed-term lease
- 12 ☒ At the time the 3-day notice to pay rent or quit was served, the amount of **rent due** was \$3311.00
- 13 ☒ The fair rental value of the premises is \$47.53 per day
- 14 ☐ Defendant's continued possession is malicious, and plaintiff is entitled to statutory damages under Code of Civil Procedure section 1174(b) *(State specific facts supporting a claim up to \$600 in Attachment 14)*
- 15 ☒ A written agreement between the parties provides for attorney fees.
- 16 ☐ Defendant's tenancy is subject to the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage)

Plaintiff has met all applicable requirements of the ordinances

17 ☐ Other allegations are stated in Attachment 17

18 Plaintiff accepts the jurisdictional limit, if any, of the court

PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT ANNETTE GREENHOWARD	CASE NUMBER
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19 PLAINTIFF REQUESTS

- | | |
|---|---|
| a possession of the premises | f <input type="checkbox"/> damages in the amount of waived rent or relocation assistance as stated in item 8 \$ |
| b costs incurred in this proceeding | g <input checked="" type="checkbox"/> damages at the rate stated in item 13 from |
| c <input checked="" type="checkbox"/> past-due rent of \$3311.00 | date 12/01/2022 |
| d <input checked="" type="checkbox"/> reasonable attorney fees | for each day that defendants remain in possession through entry of judgment |
| e <input checked="" type="checkbox"/> forfeiture of the agreement | h <input type="checkbox"/> statutory damages up to \$600 for the conduct alleged in item 14 |
| | i <input type="checkbox"/> other (specify). |

20 ☒ Number of pages attached (specify) 4

UNLAWFUL DETAINER ASSISTANT (Bus. & Prof. Code, §§ 6400–6415)

21 ☒ (Complete in all cases) An unlawful detainer assistant ☒ did **not** ☐ did for compensation give advice or assistance with this form (If declarant has received **any** help or advice for pay from an unlawful detainer assistant, complete a–f)

- | | |
|--------------------------------------|---------------------------|
| a Assistant's name | c Telephone no.. |
| b Street address, city, and zip code | d. County of registration |
| | e Registration no |
| | f Expires on (date) |

Date 11/17/2022

Dennis P. Block, Esq.
(TYPE OR PRINT NAME)


(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership)

I am the plaintiff in this proceeding and have read this complaint I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct

Date 11/17/2022

See Attached Verification
(TYPE OR PRINT NAME)


(SIGNATURE OF PLAINTIFF)

THREE DAY NOTICE TO PAY RENT OR QUIT PREMISES

TO:

ANNETTE GREENHOWARD -
AND TO ALL OTHERS IN POSSESSION

---YOU ARE HEREBY NOTIFIED that pursuant to the lease or rental agreement under which you hold the possession of the hereinafter described premises there is now due, unpaid and delinquent rent in the total sum of \$3,311.00, representing the rent due for the period APR. 1, 2022 THROUGH NOV 30, 2022.

YOU ARE FURTHER NOTIFIED that within Three (3) days after service of this Notice on you, you must pay the amount of said rent in full or quit said premises and deliver up possession of the same to the landlord/agent, as named below, or I will institute legal proceedings for an unlawful detainer against you to recover possession of said premises, to declare said lease or rental agreement forfeited and to recover rent and punitive damages as allowed by law.

YOU ARE FURTHER NOTIFIED that by this notice the landlord/agent elects to and does declare a forfeiture of said lease or rental agreement if said rent is not paid in full within the three (3) day period. The premises herein referred to are located at the following location:

44104 DIVISION STREET, #F
LANCASTER, CA 93535

Date: 11/08/2022

KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP
LANDLORD/AGENT

Person to pay: KAA PROPERTIES, LP
c/o Paul Lewis at Bridge Management Inc.
Address to Pay: 1334 East Palmdale Blvd., Ste. B
Palmdale, CA 93550

Phone Number: 661-538-1130

PAYMENT MAY BE RECEIVED:

MONDAY THROUGH SATURDAY 9:00 AM THROUGH 5:00 PM; SUN 10A.M. TO 4 P.M.

****Please note that Saturday, Sunday and Judicial Holidays are not included in the 3 day period. If the address to pay is a Post Office Box it must be mailed only, no personal delivery. Be advised that there has not been any communication from the tenant to the landlord as to the reason why rent has not been paid for the period stated above.**

At this time we have not been informed that your unit is in need of any repairs. We take our responsibility as a landlord very seriously. If you believe that items need to be corrected, please address those issues in writing and we will immediately inspect and make necessary repairs. Of course, if we do not receive any written repair requests, we will assume that there are no items that need to be corrected at this time.

EXHIBIT 2

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address). Dennis Block (Bar #: SBN 70194) Dennis Block and Associates APLC 455 N. Moss St, 2nd Floor Burbank, CA 91502 TELEPHONE NO. 3239382868 FAX NO. (Optional) E-MAIL ADDRESS (Optional) ATTORNEY FOR (Name). Plaintiff(s)		FOR COURT USE ONLY
PLAINTIFF/PETITIONER KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT/RESPONDENT: ANNETTE GREENHOWARD		CASE NUMBER
Declaration Of Service Of Notice To Tenant		REF. NO. OR FILE NO.

1. I, the undersigned, declare that I served the tenant with the: **THREE DAY NOTICE TO PAY RENT OR QUIT PREMISES**

Constructive Service

2. After unsuccessfully attempting to personally serve the above described documents in Item 1 on each of the named parties, on: **11/10/2022 at 4:37 PM**, I completed service by Serving said documents as authorized by C.C.P. Section 1162 (2,3) in the manner set forth below:

To: **ANNETTE GREENHOWARD AND ALL OTHERS IN POSSESSION**

On: **11/10/2022 at 4:37 PM**

By posting a copy for said tenant in a conspicuous place on the property therein described, there being no person of suitable age or discretion to be found at any known place of residence or business of said tenant and mailing a copy to said tenant by depositing said copies in the United States Mail in a sealed envelope with postage fully prepaid (Declaration of mailing attached) addressed to the tenant at the address where served: **44104 DIVISION STREET, #F, LANCASTER, CA 93535**

3. Service Of Process Fees: **\$60.99**

EXHIBIT 3

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

Date: **11/12/2022**

FRANK NAVARRO

(TYPE OR PRINT NAME)

Countrywide Process, LLC
 455 N. Moss St, Suite 130
 Burbank, CA 91502
 888.962.9696 - (Job# 4129871)

[Signature]

(SIGNATURE OF DECLARANT)



a registered California process server:

(i) ☐ owner ☐ employee ☒ independent contractor.

(ii) Registration No.: **2014289093**

(iii) County: **Los Angeles**

Declaration Of Service Of Notice To Tenant



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address). Dennis Block (Bar #: SBN 70194) Dennis Block and Associates APLC 455 N. Moss St, 2nd Floor Burbank, CA 91502 TELEPHONE NO 3239382868 FAX NO (Optional). E-MAIL ADDRESS (Optional). ATTORNEY FOR (Name). Plaintiff(s)		FOR COURT USE ONLY
PLAINTIFF/PETITIONER KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT/RESPONDENT: ANNETTE GREENHOWARD		CASE NUMBER
Proof of Service by Mail		REF. NO. OR FILE NO.:

I am over the age of 18 and not a party to this action. I am employed in the county where the mailing occurred.

On **11/10/2022** I mailed the following:

THREE DAY NOTICE TO PAY RENT OR QUIT PREMISES

In said action by placing a true copy thereof enclosed in a sealed envelope, with First Class postage thereon fully prepaid, in the United States Mail at **LANCASTER, CA**, addressed as follows:

**ANNETTE GREENHOWARD AND ALL OTHERS IN
POSSESSION
44104 DIVISION STREET, #F
LANCASTER, CA 93535**

Service Fees: **\$60.99**

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

Date: **11/12/2022**

FRANK NAVARRO

(TYPE OR PRINT NAME)

Countrywide Process, LLC
 455 N. Moss St, Suite 130
 Burbank, CA 91502
 888.962.9696 - (Job# 4129871)



(SIGNATURE OF DECLARANT)



a registered California process server:

(i) ☐ owner ☐ employee ☒ independent contractor.

(ii) Registration No.: **2014289093**

(iii) County: **Los Angeles**

Proof of Service by Mail

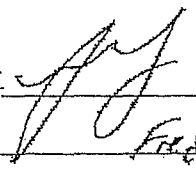


STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

I, THE UNDERSIGNED SAY: I AM THE AUTHORIZED AGENT
OF THE PLAINTIFF IN THE WITHIN ACTION. I HAVE
READ THE FOREGOING COMPLAINT FOR UNLAWFUL DETAINER AND KNOW
THE CONTENTS THEREOF AND THAT THE SAME IS TRUE OF MY OWN
KNOWLEDGE, EXCEPT AS TO MATTERS WHICH ARE THEREIN STATED
UPON MY INFORMATION OR BELIEF, AND AS TO THOSE MATTERS THAT I
BELIEVE IT TO BE TRUE.

I CERTIFY (OR DECLARE) UNDER THE PENALTY OF PERJURY, THAT THE
FOREGOING IS TRUE AND CORRECT.

EXECUTED ON 11/17/02 AT LOS ANGELES, CA.

XX  (SIGN HERE AND RETURN)
Fedy Trujillo PRINT NAME

NOTICE: EVERYONE WHO LIVES IN THIS RENTAL UNIT MAY BE EVICTED BY COURT ORDER. READ THIS FORM IF YOU LIVE HERE AND IF YOUR NAME IS NOT ON THE ATTACHED SUMMONS AND COMPLAINT.

- 1 If you live here and you do not complete and submit this form, you may be evicted without further hearing by the court along with the persons named in the Summons and Complaint.
- 2 You must file this form within 10 days of the date of service listed in the box on the right hand side of this form.
 - **Exception:** If you are a tenant being evicted after your landlord lost the property to foreclosure, the 10-day deadline does not apply to you and you may file this form at any time before judgment is entered.
- 3 If you file this form, your claim will be determined in the eviction action against the persons named in the complaint.
- 4 If you do not file this form, you may be evicted without further hearing.
- 5 If you are a tenant being evicted due to foreclosure, you have additional rights and should seek legal advice immediately.

CLAIMANT OR CLAIMANT'S ATTORNEY (Name and Address): TELEPHONE NO.:		FOR COURT USE ONLY
ATTORNEY FOR (Name):		
NAME OF COURT: STREET ADDRESS: MAILING ADDRESS: CITY AND ZIP CODE: BRANCH NAME:		
Plaintiff Defendant:		
PREJUDGMENT CLAIM OF RIGHT TO POSSESSION		CASE NUMBER: 22AVUD01445
Complete this form only if ALL of these statements are true: 1. You are NOT named in the accompanying Summons and Complaint. 2. You occupied the subject premises on or before the date the unlawful detainer (eviction) complaint was filed. (The date is in the accompanying Summons and Complaint.) 3. You still occupy the subject premises.		(To be completed by the process server) DATE OF SERVICE: (Date that form is served or delivered, posted, and mailed by the officer or process server)

I DECLARE THE FOLLOWING UNDER PENALTY OF PERJURY:

- 1 My name is (specify):
- 2 I reside at (street address, unit no., city and ZIP code):
- 3 The address of "the premises" subject to this claim is (address).
- 4 On (insert date): , the landlord or the landlord's authorized agent filed a complaint to recover possession of the premises (This date is in the accompanying Summons and Complaint.)
- 5 I occupied the premises on the date the complaint was filed (the date in item 4). I have continued to occupy the premises ever since.
- 6 I was at least 18 years of age on the date the complaint was filed (the date in item 4).
- 7 I claim a right to possession of the premises because I occupied the premises on the date the complaint was filed (the date in item 4).
- 8 I was not named in the Summons and Complaint.
- 9 I understand that if I make this claim of possession, I will be added as a defendant to the unlawful detainer (eviction) action.
- 10 (Filing fee) I understand that I must go to the court and pay a filing fee of \$ or file with the court an "Application for Waiver of Court Fees and Costs." I understand that if I don't pay the filing fee or file the form for waiver of court fees, I will not be entitled to make a claim of right to possession

(Continued on reverse)

Plaintiff: Defendant:	CASE NUMBER:
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11. If my landlord lost this property to foreclosure, I understand that I can file this form at any time before judgment is entered, and that I have additional rights and should seek legal advice.
12. I understand that I will have *five days* (excluding court holidays) to file a response to the Summons and Complaint after I file this Prejudgment Claim of Right to Possession form.

NOTICE: If you fail to file this claim, you may be evicted without further hearing.

13 **Rental agreement.** I have (*check all that apply to you*):

- a. ☐ an oral or written rental agreement with the landlord.
- b. ☐ an oral or written rental agreement with a person other than the landlord.
- c. ☐ an oral or written rental agreement with the former owner who lost the property to foreclosure.
- d. ☐ other (*explain*):

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

WARNING: Perjury is a felony punishable by imprisonment in the state prison.

Date.

(TYPE OR PRINT NAME)

(SIGNATURE OF CLAIMANT)

NOTICE: If you file this claim to possession, the unlawful detainer action against you will be determined at trial. At trial, you may be found liable for rent, costs, and, in some cases, treble damages.

— NOTICE TO OCCUPANTS —

YOU MUST ACT AT ONCE if all the following are true:

1. You are **NOT** named in the accompanying **Summons and Complaint**.
2. You **occupied the premises on or before the date the unlawful detainer (eviction) complaint was filed**.
3. You **still occupy the premises**.

You can complete and **SUBMIT THIS CLAIM FORM WITHIN 10 DAYS** from the date of service (on the form) at the court where the unlawful detainer (eviction) complaint was filed. If you are a tenant and your landlord lost the property you occupy through foreclosure, this 10-day deadline does not apply to you. You may file this form at any time before judgment is entered. You should seek legal advice immediately.

If you do not complete and submit this form (and pay a filing fee or file a fee waiver form if you cannot pay the fee), **YOU WILL BE EVICTED**.

After this form is properly filed, you will be added as a defendant in the unlawful detainer (eviction) action and your right to occupy the premises will be decided by the court. *If you do not file this claim, you may be evicted without a hearing.*

FILED
Superior Court of California
County of Los Angeles

MAR 05 2018

Sherri R. Carter, Executive Officer/Clerk
By Stephanie Chung Deputy

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

<p>In re Los Angeles Superior Court Cases Third Amended Standing Order-Limited Jurisdiction Unlawful Detainer (Eviction) (UD) Cases Assigned to Designated District Hub Locations</p> <p>Antelope Valley-North Chatsworth-North Valley Compton-South Central Inglewood-Southwest Long Beach-South Norwalk-Southeast Pasadena-Northeast Santa Monica-West Van Nuys-Northwest West Covina-East</p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p>	<p>THIRD AMENDED STANDING ORDER</p>
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TO EACH PARTY AND TO THE ATTORNEY OF RECORD FOR EACH PARTY:

Pursuant to the California Code of Civil Procedure [CCP], the California Rules of Court [CRC], and the Los Angeles County Court Rules [LASC Rules], the Los Angeles Superior Court ("LASC" or "Court") HEREBY AMENDS AND SUPERSEDES THE SECOND AMENDED STANDING ORDER AND ORDERS AS FOLLOWS:

SERVICE OF THIS ORDER

1. Each plaintiff is ordered to serve a copy of this Standing Order on each defendant along with copies of the summons and complaint, and to file proof of this service

as mandated in this Order.

EARLY SETTLEMENT MEETING & MEDIATION OPPORTUNITIES

2. Each plaintiff is ordered to contact each defendant within ten days of service in good faith to initiate settlement of the action. Such contact shall be made orally or in writing with the objective of having the case dismissed within 60 days of its filing. It is the Court's intent that, where possible, every effort should be made to keep settled cases from becoming public as provided in CCP §1161.2(a)(1)(F) and (G). If the parties agree, the Court will retain jurisdiction to enforce any settlement after dismissal. [CCP §664.6]

3. The Los Angeles County Department of Consumer Affairs offers mediation services free of charge and mediations may be scheduled prior to trial by telephoning (800) 593-8222 or going on-line at:

www.dcba.lacounty.gov/wps/portal/dca/main/home/mediation

SERVICE BY POSTING AND MAILING

4. Service of the summons and complaint on a named party by posting and mailing may only be done after an order is obtained, based upon an affidavit of due diligence. [CCP §415.45(a)] Such an order will not extend to unnamed or unknown occupants.

ADDRESSES AND TELEPHONE NUMBERS

5. Absent good cause, each party must have an address and telephone number listed on each document filed with the Court. [CRC 2.111 and 2.118]

LAW AND MOTION

6. All regularly noticed motions and demurrers will be heard on the court days and at the time and location in the courtroom designated in Paragraph 20. Hearing dates must be reserved by calling the calendar clerk as set forth in Paragraph 20 or obtaining a date at the time the motion is filed. All motions should be filed in the rooms designated in Paragraph 20 with respect to each UD Hub location.

7. If not served by personal delivery, the moving party must comply with the time extensions for notice required by CCP §1013. The motion will not be heard otherwise.

1 8. Absent good cause, motions set on five days' notice should not be personally
2 served on the last day of the week preceding the hearing. [LASC Rule 3.26 and
3 Appendix 3.A(b)(1-4)]

4 9. A separate statement of undisputed or disputed facts is not required for
5 summary judgment motions. [CCP §437c(s) and §1170.7; CRC 3.1350(c) and 3.1351]
6 However, in cases with multiple parties, complicated evidentiary issues, or intricate legal
7 issues, the Court may continue the hearing and order the parties to file such statements.

8 **EX PARTE APPLICATIONS**

9 10. Ex parte applications will be heard Monday through Friday and at the times
10 and location in the courtroom designated in Paragraph 20. For ex parte hearings scheduled
11 at 1:30 p.m., all applications must be filed by 11 a.m. in the room listed for the UD Hub in
12 Paragraph 20. For ex parte hearings scheduled at 8:30 a.m., all applications must be filed
13 no later than 8:30 a.m. on the day of the hearing in the room listed for the UD Hub in
14 Paragraph 20. Ex parte applications shall have a separate application, a separate
15 declaration of ex parte notice, and a proposed order. Absent good cause, notice must be
16 given by 10:00 a.m. the day before the hearing as required by CRC 3.1204(c).

17 **JURY TRIAL DEMANDS AND FEES**

18 11. The right to a jury trial may be deemed waived unless it is timely requested.
19 [CCP §631(f)(4)] If one or more of the parties have demanded a jury trial, jury fees shall be
20 deposited no later than five days before trial. [CCP §631(b) and (c)(1)] Failure to pay the
21 required fee as required by law may result in a waiver of jury trial. [CCP §631(f)(5)]

22 12. With a timely qualifying fee waiver, the Court may waive juror fees and
23 expenses for those parties. Parties must complete and submit an official Fee Waiver
24 Request Form and Order [Judicial Council Forms FW-001 and FW-003] for consideration to
25 receive these services at no charge.

26 **STIPULATIONS TO CONTINUE TRIAL**

27 13. A trial will be postponed if all attorneys of record and/or the parties who have
28 appeared in the action stipulate in writing to the postponement. Such stipulated trial

continuanance will not be limited to 30 days. Stipulations to continue trial must be filed 5 days in advance or an appearance by at least one party will be necessary to continue the trial.

INTERPRETERS AND COURT REPORTERS

14. The Court will provide an interpreter for parties and witnesses at no charge.

15. Proceedings in Court will not be transcribed by a court reporter unless supplied by a party to the action as permitted by LASC Rule 2.21.

JURY TRIALS AND COURT TRIALS

16. Parties to an unlawful detainer action must be ready to go to trial on the day of trial.

Trial readiness-within the meaning of this Standing Order-is the ability to begin trying a case forthwith or as directed by the Court. Accordingly, parties who appear on the day of trial and are not ready to try their case, or parties who announce "trial-ready" but are not prepared to immediately try a case, are not acting in compliance with this Standing Order, regardless of whether the parties' attorneys are appearing on behalf of other litigants in different actions on the same day. Misrepresentations of a case's trial readiness on the day of trial is a violation of this Standing Order and may subject the offending party to the imposition of monetary sanctions.

17. On the day of trial, parties shall have a three-ring binder with a table of contents containing conformed copies of each of the following behind a separate tab:

- i. Copies of the Current Operative Pleadings (including operative complaint and answer);
- ii. Joint Statement of the Case (if a jury trial);
- iii. Motions in Limine, if any, which must be drafted in accordance with LASC Rule 3.57 and served and filed;
- iv. Joint Witness List disclosing the witnesses who will be called, what they will testify to, whether an interpreter is needed, and how long their testimony will take;
- v. Joint Exhibits in exhibit books, numbered appropriately, and a Joint

Exhibit List; [See LASC Rules 3.52 and 3.53]

- vi. Edited Joint Proposed Jury Instructions printed out for the Court (if a jury trial), and
- vii. Edited Joint Proposed Verdict Form(s) printed out for the Court (if a jury trial).

To assist the parties, a UD Jury Trial Readiness packet (LACIV244) is available on the Court's website, at:

www.lacourt.org/forms/unlawfuldetainer

18. If a party fails or refuses to meet and confer, the other party or parties shall prepare and bring to trial the foregoing matters labeled as "[Proposed] Joint Documents."

19. Failure to provide any of the aforementioned documents in this Standing Order on the trial date may cause a delay in the case being assigned to a trial court. Failure to comply with any provision of this Standing Order without substantial justification may result in monetary sanctions.

FILING LOCATIONS AND HEARING TIMES

20. Filing locations and general information for each District Hub location are set forth below:

1. ANTELOPE VALLEY COURTHOUSE

Trial Department: Department A22

Law and Motion Heard: Monday and Wednesday at 8:30 a.m.

Ex Parte Applications Heard: Monday through Friday at 8:30 a.m.

Clerk's Office for Filing Documents: 1st Floor, Room 1000

Clerk's Office for Filing Law and Motion: 1st Floor, Room 1000

2. CHATSWORTH COURTHOUSE

Trial Department: Department F44

Law and Motion Heard: Monday and Wednesday at 8:30 a.m.

Ex Parte Applications Heard: Monday through Friday at 8:30 a.m.

Clerk's Office for Filing Documents: Room 1200

Clerk's Office for Filing Law and Motion: Room 1200

3. **COMPTON COURTHOUSE**

Trial Department: Department 7

Law and Motion Heard: Monday and Wednesday at 8:30 a.m.

Ex Parte Applications Heard: Monday through Friday at 8:30 a.m.

Clerk's Office for Filing Documents: Room 902

Clerk's Office for Filing Law and Motion: Room 902

4. **INGLEWOOD COURTHOUSE**

Trial Department: Department 8

Law and Motion Heard: Monday and Wednesday at 8:30 a.m.

Ex Parte Applications Heard: Monday through Friday at 1:30 p.m.

Clerk's Office for Filing Documents: Room 630

Clerk's Office for Filing Law and Motion: Room 630

5. **LONG BEACH COURTHOUSE**

Trial Department: Department S13

Law and Motion Heard: Monday and Wednesday at 8:30 a.m.

Ex Parte Applications Heard: Monday through Friday at 8:30 a.m.

Clerk's Office for Filing Documents: Room 1401

Clerk's Office for Filing Law and Motion: Room 1401

6. **NORWALK COURTHOUSE**

Trial Department: Department W

Law and Motion Heard: Monday through Friday at 8:30 a.m.

Ex Parte Applications Heard: Monday through Friday at 8:30 a.m.

Clerk's Office for Filing Documents: Room 101

Clerk's Office for Filing Law and Motion: Room 101

7. **PASADENA COURTHOUSE**

Trial Department: Department A, 4th Floor

Law and Motion Heard: Monday and Wednesday at 8:30 a.m.

Ex Parte Applications Heard: Monday through Friday at 1:30 p.m.

Clerk's Office for Filing Documents: Room 102

Clerk's Office for Filing Law and Motion: Room 102

8. **SANTA MONICA COURTHOUSE**

Trial Department: Department S

Law and Motion Heard: Monday through Friday at 8:30 a.m.

Ex Parte Applications Heard: Monday through Friday at 8:30 a.m.

Clerk's Office for Filing Documents: Room 102

Clerk's Office for Filing Law and Motion: Room 102

9. **VAN NUYS COURTHOUSE**

Trial Department: Department H

Law and Motion Heard: Monday through Friday at 1:30 p.m.

Ex Parte Applications Heard: Monday through Friday at 1:30 p.m.

Clerk's Office for Filing Documents: Room 107

Clerk's Office for Filing Law and Motion: Room 107

10. **WEST COVINA COURTHOUSE**

Trial Department: Department 6

Law and Motion Heard: Monday and Wednesday at 8:30 a.m.


Ex Parte Applications Heard: Monday through Friday at 1:30 p.m.

Clerk's Office for Filing Documents: Room 107

Clerk's Office for Filing Law and Motion: Room 107

IT IS SO ORDERED.

DATED: March 5, 2018


Judge Debra K. Weintraub
Supervising Judge of Civil

FILED
 Superior Court of California
 County of Los Angeles

AUG 17 2021

Sherri R. Carter, Executive Officer/Clerk
 by  Deputy
 Lorena Alamo

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

IN RE UNLAWFUL DETAINER (EVICTION) CASES)	STANDING ORDER RE ONLINE
))	DISPUTE RESOLUTION
))	(LASC-ODR FOR UNLAWFUL
))	DETAINERS)

TO EACH PARTY AND TO THE ATTORNEY-OF-RECORD FOR EACH PARTY, IF ANY:

PLEASE TAKE NOTICE that, recognizing the advantages of online dispute resolution programs that help parties resolve their cases remotely, by computer or mobile phone, the Court offers free access to online dispute resolution (ODR) services in unlawful detainer (eviction) cases through LASC-ODR for Unlawful Detainers. The program is available to all parties and attorneys-of-record in unlawful detainer (eviction) cases. LASC-ODR for Unlawful Detainers provides both guided negotiation and the option to request free online mediation. The program is available starting on September 7, 2021.

Parties and attorneys-of-record are strongly encouraged to use LASC-ODR for Unlawful Detainers to engage in good faith online settlement discussions to resolve their unlawful detainer case with an agreement instead of a trial.

Online negotiations through LASC-ODR for Unlawful Detainers should be completed at least two (2) court days before the date set for trial.

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1 REGISTRATION for ODR


- 2 1. **Plaintiffs** Each self-represented plaintiff, or the attorney-of-record for a represented
3 plaintiff, should register for LASC-ODR for Unlawful Detainers at
4 <https://mv.lacourt.org/odr/unlawful-detainers> within five (5) calendar days of case
5 filing.
- 6 2. **Defendants** Each self-represented defendant, or the attorney-of-record for a represented
7 defendant, should register for LASC-ODR for Unlawful Detainers at
8 <https://mv.lacourt.org/odr/unlawful-detainers> within five (5) calendar days of service
9 of the summons and complaint. Note that LASC-ODR for Unlawful Detainers cannot
10 be used to file a response to the summons and complaint and that the use of LASC-ODR
11 for Unlawful Detainers does not change filing deadlines for responses to the summons
12 and complaint.

13
14 METHOD OF SERVING NOTICE TO USE ODR AND STANDING ORDER

15 Each plaintiff is ordered to serve a copy of this Standing Order on each defendant, along with
16 copies of the Notice to use ODR (LASC Form LASC CIV 289), the summons and complaint, and any
17 other documents as required; and is ordered to file proof of this service as mandated in this order. [CCP
18 § 594(b)].

19
20 IT IS SO ORDERED.

21
22 Date: 8/17/2021



Judge David J. Cowan
Supervising Judge, Civil Division

FILED
 Superior Court of California
 County of Los Angeles

NOV 05 2018

Sherri R. Carter, Executive Officer/Clerk

By Rizalinda Mina, Deputy
 Rizalinda Mina

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

MANDATORY ELECTRONIC FILING FOR CIVIL)	GENERAL ORDER RE MANDATORY ELECTRONIC FILING FOR CIVIL
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The Los Angeles County Superior Court will mandate electronic filing of all documents filed in the Limited and Unlimited Civil Divisions by litigants represented by attorneys. (California Rules of Court, rule 2.253(b).) The effective date for voluntary electronic filing is November 13, 2018 for Limited and December 3, 2018 for Unlimited Civil. The effective date for mandatory electronic filing is December 3, 2018 for Limited Civil, and January 2, 2019 for Complex and non-Complex Unlimited Civil. All electronically filed Civil documents are subject to the following:

a) Definitions

- 1) **“Bookmark”** A bookmark is a PDF document navigational tool that allows the reader to quickly locate and navigate to a designated point of interest within a document.
- 2) **“Efiling Portal”** The official court website includes a webpage, referred to as the efiling portal, gives litigants access to the approved Electronic Filing Service Providers.
- 3) **“Electronic Envelope”** A transaction through the electronic service provider for submission of documents to the Court for processing which may contain one or more PDF documents attached.
- 4) **“Electronic Filing”** Electronic Filing (efiling) is the electronic transmission to a Court of a document in electronic form. (California Rules of Court, rule 2.250 (b)(7).)

- 1 5) **“Electronic Filing Service Provider”** An Electronic Filing Service Provider (EFSP) is a
 2 person or entity that receives an electronic filing from a party for retransmission to the Court.
 3 In the submission of filings, the Electronic Filing Service Provider does so on behalf of the
 4 electronic filer and not as an agent of the Court. (California Rules of Court, rule 2.250(b)(8).)
- 5 6) **“Electronic Signature”** For purposes of these local rules and in conformity with Code of
 6 Civil Procedure section 17, subdivision (b)(3), section 34, and section 1010.6, subdivision
 7 (b)(2), Government Code section 68150, subdivision (g), and California Rules of Court, rule
 8 2.257, the term “Electronic Signature” is generally defined as an electronic sound, symbol,
 9 or process attached to or logically associated with an electronic record and executed or
 10 adopted by a person with the intent to sign the electronic record.
- 11 7) **“Hyperlink”** An electronic link providing direct access from one distinctively marked place
 12 in a hypertext or hypermedia document to another in the same or a different document.
- 13 8) **“Portable Document Format”** (PDF) signifies a digital document format that preserves all
 14 fonts, formatting, colors and graphics of the original source document, regardless of the
 15 application platform used.

16 **b) *Mandatory Electronic Filing***

17 1) Represented Litigants

18 Pursuant to California Rules of Court, rule 2.253(b), represented litigants will be required to
 19 electronically file documents with the Court through an approved Electronic Filing Service
 20 Provider.

21 2) Public Notice

22 The Court will issue a Public Notice with effective dates the Court requires parties to
 23 electronically file documents through one or more approved Electronic Filing Service
 24 Providers. Public Notices containing effective dates and the list of Electronic Filing Service
 25 Providers shall be available on the Court’s website, at www.lacourt.org.

26 3) Exempt Litigants

- 27 A. Pursuant to California Rules of Court, rule 2.253(b)(2), self-represented litigants are
 28 exempt from mandatory Electronic Filing requirements.

B. Pursuant to Code of Civil Procedure section 1010.6, subdivision (d)(1)(C), and California Rules of Court, rule 2.253(b)(4), any party may make application to the Court requesting to be excused from filing documents electronically and be permitted to file documents by conventional means if the party shows undue hardship or significant prejudice.

4) Exempt Filings

A. The following documents shall not be filed electronically:

- i. Peremptory Challenges or Challenges for Cause of a Judicial Officer;
- ii. Bonds/Undertaking documents; and
- iii. Trial and Evidentiary Hearing Exhibits.

5) Documents in Related Cases

A. Documents in related cases must be electronically filed in the efilings portal for that case type regardless of whether the case has been related to a Civil case.

6) Lodgments

A. Documents attached to a Notice of Lodgment shall be lodged and/or served conventionally in paper form. The actual document entitled "Notice of Lodgment" shall be filed electronically.

c) *Electronic Filing System Working Procedures*

1) Electronic Filing Service Providers

Electronic Filing Service Providers must obtain and manage registration information for persons and entities electronically filing documents with the Court.

2) Technical Requirements

A. Documents must be electronically filed in PDF, text searchable format.

B. Declarations, Proofs of Service, and Exhibits to documents must be text searchable when technologically feasible without impairment of the document's image and must be bookmarked within the document pursuant to California Rules of Court, rule 3.1110(f)(4).

C. Digital documents containing exhibits must comply with California Rules of Court, rule 3.1110(f)(4).

D. Attachments to primary documents shall be bookmarked. Examples include but are not limited to the following:

- i. Depositions;
- ii. Declarations;
- iii. Exhibits (including exhibits to declarations);
- iv. Transcripts (including excerpts within transcripts);
- v. Points and Authorities;
- vi. Citations; and
- vii. Supporting Briefs.

E. Use of hyperlinks within documents (including attachments and exhibits) is strongly encouraged.

3) Accompanying Documents

All documents accompanying a single pleading or law and motion item must be electronically filed as separate digital PDF documents.

4) Multiple Documents

Multiple documents relating to one case can be uploaded in one envelope transaction.

5) Writs and Abstracts

Writs and Abstracts must be submitted as a separate electronic envelope.

6) Sealed Documents

Sealed and conditionally under seal documents pursuant to California Rules of Court, rule 2.551, et seq., shall be filed electronically; the burden of accurately designating the documents as sealed or conditionally under seal at the time of submission is the submitting party's responsibility.

7) Redaction

Pursuant to California Rules of Court, rule 1.201, it is the submitting party's responsibility to redact confidential information (such as using initials for names of minors, using the last

four digits of a social security number, and using the year for date of birth) so that the information shall not be publicly displayed.

d) *Electronic Filing Schedule*

1) Trial Court Records

Pursuant to Government Code section 68150, trial court records may be created, maintained, and preserved in electronic format. Any document that the Court receives electronically must be clerically processed and must satisfy all legal filing requirements in order to be filed as an official court record. (California Rules of Court, rules 2.100, et seq. and 2.253(b)(6)).

2) Filed Date

A. Any document received electronically before midnight on a court day is deemed to have been effectively filed on that court day if accepted for filing, and any document received electronically after midnight is deemed to have been effectively filed on the next court day. (California Rules of Court, rule 2.253(b)(7).)

B. Notwithstanding any other provision of this order, if a digital document is not filed in due course because of: (1) an interruption in service; (2) a transmission error that is not the fault of the transmitter; (3) a processing failure that occurs after receipt, the Court may order, either on its own motion or by noticed motion submitted with a declaration for Court consideration, that the document be deemed filed and/or that the document's filing date conform to the attempted transmission date.

3) Ex Parte Applications

Ex parte applications and all documents in support thereof must be electronically filed no later than 10:00 a.m. the court day before the ex parte hearing. Any written opposition to an ex parte application shall be electronically filed by 8:30 a.m. the day of the ex parte hearing. If written opposition is electronically filed after 4:00 p.m. the court day before, a printed courtesy copy is required.

4) Printed Courtesy Copies

Courtesy copies for filings with a hearing date of two days or less shall be delivered to the courtroom by 4:30 p.m. the same business day if the electronic filing is submitted with the

1 court prior to that time. If submitted after 4:30 p.m., the courtesy copy shall be delivered to
 2 the courtroom by 10 a.m. the next business day.

3 Regardless of the time of electronic filing, a printed courtesy copy (along with proof of electronic
 4 submission) is required for the following documents:

- 5 A. Any printed document required pursuant to a Standing or General Order;
- 6 B. Pleadings and motions (including attachments such as declarations and exhibits)
 7 of 26 pages or more;
- 8 C. Pleadings and motions that include points and authorities;
- 9 D. Demurrers;
- 10 E. Anti-SLAPP filings, pursuant to Code Civ. Proc., § 425.16;
- 11 F. Motions for Summary Judgment/Adjudication; and
- 12 G. Motions to Compel Further Discovery.

13 5) Courtroom Guidelines

14 Nothing in this General Order precludes a Judicial Officer from requesting a courtesy copy
 15 of additional documents. Courtroom specific courtesy copy guidelines can be found at
 16 www.lacourt.org on the Civil webpage under “Courtroom Information.”

17 e) *Waiver of Fees and Costs for Electronically Filed Documents*

18 1) Fees and Costs

19 Fees and costs associated with Electronic Filing must be waived for any litigant who has
 20 received a fee waiver. (California Rules of Court, rules 2.253(b)(6), 2.258(b).)

21 2) Fee Waivers

22 Pursuant to Code of Civil Procedure section 1010.6, subdivision (b)(6), and California
 23 Rules of Court, rule 2.252(f), applications for waiver of court fees and costs may be
 24 electronically filed in any authorized action or proceeding.

25 f) *Signatures on Electronic Filings*

26 1) Signatures

27 For purposes of these local rules all Electronic Filings shall be in compliance with California
 28 Rules of Court, rule 2.257.

1 This General Order applies to documents filed within the Civil Division of the Los Angeles
2 County Superior Court. This General Order is to remain in effect until otherwise ordered by the
3 Presiding Judge.

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6 DATED: November 5, 2018



7 *Daniel J. Buckley*
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DANIEL J. BUCKLEY
Presiding Judge



LOS ANGELES COUNTY
**CONSUMER &
BUSINESS AFFAIRS**



dcba.lacounty.gov

Resolve your lawsuit online before your trial date



Use Online Dispute Resolution from the County of Los Angeles Department of Consumer and Business Affairs. Our mediation services are available at no cost and can help you resolve your case from the comfort of your own home.

How We Can Help:

Efficient and effective: With Online Dispute Resolution, you are in control, not the courts. You decide whether a settlement is right for you. You save time and money, and avoid the inconvenience of going to Small Claims Court.

Flexible: You can select the schedule and type of Online Dispute Resolution that works best for you. You can live chat with a mediator, submit an offer to settle, or participate in a video mediation.

Experienced: Our trained mediators are neutral third parties who can help you reach a reasonable settlement.

How to get started with Online Dispute Resolution:

Visit our website

dcba.lacounty.gov

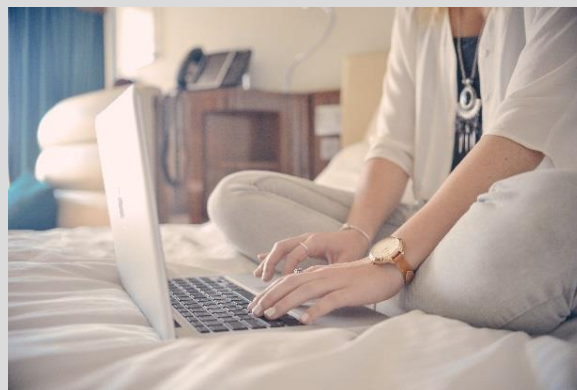
Email us at

mediation@dcba.lacounty.gov

Or call

(213) 974-0826

Resuelva su demanda por Internet antes de la fecha de su juicio



Use el servicio virtual de resolución de disputas (Online Dispute Resolution) del Departamento de Servicios Para Consumidores y Negocios del Condado de Los Ángeles. Nuestros servicios son gratuitos y pueden ayudarle a resolver su caso desde la comodidad de su hogar.

Podemos ayudarle. Nuestro servicio es:

Eficiente y Eficaz: Con el servicio de resolución de disputas, usted está en control, no la corte. Usted decide si está satisfecho con el acuerdo logrado. Este método le puede ahorrar tiempo, dinero y evitarle la inconveniencia de ir a corte.

Flexible: Puede utilizar nuestro sistema virtual para seleccionar la fecha y el método más conveniente para usted. También podrá elegir la opción de comunicarse con su mediador por "chat", proponer su propio acuerdo, o participar en sesiones de mediación por videoconferencia.

Profesional: Nuestros mediadores están capacitados, son imparciales, y podrán ayudarle en llegar a un acuerdo razonable.

Como iniciar una resolución con nuestro servicio:

Visite Nuestra Sitio Web

dcba.lacounty.gov

Envíe un Correo Electrónico

mediation@dcba.lacounty.gov

O Llame

(213) 974-0826



Superior Court of California, County of Los Angeles

ALTERNATIVE DISPUTE RESOLUTION (ADR) INFORMATION PACKAGE

THE PLAINTIFF MUST SERVE THIS ADR INFORMATION PACKAGE ON EACH PARTY WITH THE COMPLAINT.

CROSS-COMPLAINANTS must serve this ADR information Package on any new parties named to the action with the cross-complaint.

What is ADR?

ADR helps people find solutions to their legal disputes without going to trial. The main types of ADR are negotiation, mediation, arbitration and settlement conferences. When ADR is done by phone or computer, it may be called Online Dispute Resolution (ODR). These “alternatives” to litigation and trial are described below.

Advantages of ADR

- **Saves Time:** ADR is faster than going to trial.
- **Saves Money:** Parties can save on court costs, attorney’s fees and witness fees.
- **Keeps Control** with the parties: Parties choose their ADR process and provider for voluntary ADR.
- **Reduces stress/protects privacy:** ADR is done outside the courtroom, in private offices, by phone or online.

Disadvantages of ADR

- **Costs:** If the parties do not resolve their dispute, they may have to pay for ADR and litigation and trial.
- **No Public Trial:** ADR does not provide a public trial or a decision by a judge or jury.

Main Types of ADR:

1. **Negotiation:** Parties often talk with each other in person, or by phone or online about resolving their case with a settlement agreement instead of a trial. If the parties have lawyers, they will negotiate for their clients.
2. **Mediation:** In mediation, a neutral “mediator” listens to each person’s concerns, helps them evaluate the strengths and weaknesses of their case, and works with them to try to create a settlement agreement that is acceptable to all. Mediators do not decide the outcome. Parties may go to trial if they decide not to settle.

Mediation may be appropriate when the parties

- want to work out a solution but need help from a neutral person.
- have communication problems or strong emotions that interfere with resolution.

Mediation may not be appropriate when the parties

- want a public trial and want a judge or jury to decide the outcome.
- lack equal bargaining power or have a history of physical/emotional abuse.

How to arrange mediation in Los Angeles County

Mediation for civil cases is voluntary and parties may select any mediator they wish. Options include:

a. The Civil Mediation Vendor Resource List

Parties may contact these organizations to request a “Resource List Mediation” for reduced-cost or free (for selected cases) mediation in person or with ODR (by phone or online).

- JAMS, Inc.: **Case Manager (213) 253-9776** mdawson@jamsadr.com
- Mediation Center of Los Angeles: **Case Manager: (833) 476-9145** info@mediationLA.org

These organizations cannot accept every case and they may decline cases at their discretion.

Visit www.lacourt.org/ADR.Res.List for important information and FAQs before contacting them.

NOTE: This service is not available for family law, probate or small claims.

b. Los Angeles County Dispute Resolution Programs

<https://wdacs.lacounty.gov/programs/drp/>

- Free, day- of- trial mediations at the courthouse for small claims, unlawful detainers (evictions) and, at the Stanley Mosk Courthouse, limited civil. No appointment needed.
- Free or low-cost mediations before the day of trial for these and other case types.
- For ODR by phone or computer for small claims or unlawful detainer (eviction) cases before the day of trial, visit

<http://www.lacourt.org/division/smallclaims/pdf/OnlineDisputeResolutionFlyer-EngSpan.pdf>

c. Mediators and ADR and Bar organizations that provide mediation may be found on the internet.

3. **Arbitration:** Arbitration is less formal than trial, but like trial, the parties present evidence and arguments to the person who decides the outcome. In “binding” arbitration, the arbitrator’s decision is final; there is no right to trial. In “nonbinding” arbitration, any party can request a trial after the arbitrator’s decision. For more information about arbitration, visit <http://www.courts.ca.gov/programs-adr.htm>
4. **Mandatory Settlement Conferences (MSC):** MSCs are ordered by the Court and are often held close to the trial date. The parties and their attorneys meet with a judge or settlement officer who does not make a decision but assists the parties in evaluating the strengths and weaknesses of the case and in negotiating a settlement. For information about the Court’s MSC programs for civil cases, visit: www.lacourt.org/division/civil/settlement

Los Angeles Superior Court ADR website: www.lacourt.org/division/civil/settlement

For general information and videos about ADR, visit <http://www.courts.ca.gov/programs-adr.htm>

SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES		Reserved for Clerk's File Stamp
COURTHOUSE ADDRESS: Michael Antonovich Antelope Valley Courthouse 42011 4th Street West, Lancaster, CA 93534		FILED Superior Court of California County of Los Angeles 11/18/2022 Sherri R. Carter, Executive Officer / Clerk of Court By: <u>T. Graham</u> Deputy
PLAINTIFF(S): KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP		
DEFENDANT(S): ANNETTE GREENHOWARD		
NOTICE OF CASE ASSIGNMENT – LIMITED CIVIL CASE		CASE NUMBER: 22AVUD01445

Case is assigned for all purposes to the judicial officer indicated below. Notice given to Plaintiff / Cross-Complainant / Attorney of Record on 11/18/2022.

	ASSIGNED JUDGE	DEPARTMENT	ROOM
	Marcelo D'Asero	A22	

Sherri R. Carter, Executive Officer / Clerk of Court

By T. Graham, Deputy Clerk

Instructions for Handling Limited Civil Cases

The following critical provisions, as applicable in the Los Angeles Superior Court are cited for your information.

PRIORITY OVER OTHER RULES: The priority of Chapter Seven of the LASC Local Rules over other inconsistent Local Rules is set forth in Rule 7.2© thereof.

CHALLENGE TO ASSIGNED JUDGE: To the extent set forth therein, Government Code section 68616(i) and Local Rule 2.5 control the timing of Code of Civil Procedure section 170.6 challenges.

TIME STANDARDS: The time standards may be extended by the court only upon a showing of good cause. (Cal. Rules of Court, rule 3.110.) Failure to meet time standards may result in the imposition of sanctions. (Local Rule 3.37.)

Except for collections cases pursuant to California Rules of Court, rule 3.740, cases assigned to the Individual Calendar Court will be subject to processing under the following time standards:

COMPLAINTS: All complaints shall be served and the proof of service filed within 60 days after filing of the complaint.

CROSS-COMPLAINTS: Without leave of court first being obtained, no cross-complaint may be filed by any party after their answer is filed. Cross-complaints against parties new to the action must be served and the proof of service filed within 30 days after the filing of the cross-complaint. A cross-complaint against a party who has already appeared in the action must be accompanied by proof of service of the cross-complaint at the time it is filed. (Code Civ. Proc., § 428.50.)

DEFAULTS (Local Rule 9.10): If a responsive pleading is not served within the time to respond and no extension of time has been granted, the plaintiff must file a Request for Entry of Default within 10 days after the time for service has elapsed. Failure to timely file the Request for Entry of Default may result in an Order to Show Cause being issued as to why sanctions should not be imposed. The plaintiff must request default judgment on the defaulting defendants within 40 days after entry of default.

NOTICED MOTIONS: All regularly noticed motions will be calendared through the assigned department. Each motion date must be separately reserved and filed with appropriate fees for each motion. Motions for Summary Judgment must be identified at the time of reservations. All motions should be filed in the clerk's office.

EX PARTE MATTERS: All ex parte applications should be noticed for the courtroom.

UNINSURED MOTORISTS CLAIMS: Delay Reduction Rules do not apply to uninsured motorist claims. The plaintiff must file a Notice of Designation with the Court identifying the case as an uninsured motorist claim under Insurance Code section 11580.2.

NOTICE OF CASE ASSIGNMENT – LIMITED CIVIL CASE

SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES		Reserved for Clerk's File Stamp
COURTHOUSE ADDRESS: Michael Antonovich Antelope Valley Courthouse 42011 4th Street West, Lancaster, CA 93534		FILED Superior Court of California County of Los Angeles 11/18/2022 Sherri R. Carter, Executive Officer / Clerk of Court By: <u>T. Graham</u> Deputy
PLAINTIFF(S): KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP		
DEFENDANT(S): ANNETTE GREENHOWARD		
NOTICE OF ONLINE DISPUTE RESOLUTION (ODR) UNLAWFUL DETAINER (UD)		CASE NUMBER: 22AVUD01445

The Court provides a free program to help landlords and tenants resolve their eviction case online without coming to Court. This voluntary program is called UD ODR (Unlawful Detainer Online Dispute Resolution).

Register here: <https://my.lacourt.org/odr/unlawful-detainers>

What is UD ODR?

UD ODR is an online negotiation program for eviction cases. The program guides parties through the negotiation by asking simple questions about how they would like to resolve their case.

If the parties reach an agreement, the program puts it into the proper form, each party "signs" it online, and then the program sends it to the Court for review. If the Court approves the agreement, the trial is cancelled, and no Court appearances are required.

There is no risk: If parties try UD ODR but can't reach an agreement, they go to trial unless they can resolve their case another way.

Free mediation: During UD ODR, parties can ask a mediator to help them use ODR or a video conference to try to reach an agreement that may be better than going to trial. Free mediation is provided by outside organizations, not by the Court.

Visit the Court's UD ODR website <https://my.lacourt.org/odr/unlawful-detainers>

- **To register for UD ODR.** Register within five (5) calendar days of receipt of this Notice. If you have an attorney, they will register and participate in UD ODR for you.
- **To learn more about UD ODR**
- **To find helpful resources** including links to COVID-19 housing information and help paying back rent and utilities

The Court strongly encourages all self-represented parties and attorneys for parties to register for UD ODR and use it to try, in good faith, to resolve their eviction case without coming to Court.

NOTICE OF ONLINE DISPUTE RESOLUTION (ODR) UNLAWFUL DETAINER (UD)

Important Notices about UD ODR

Unlawful Detainer Filing Deadlines: Participating in UD ODR does not change the filing deadline stated on the unlawful detainer summons or any other filing deadline. UD ODR cannot be used to file an Answer or other response to the summons and complaint.

UD ODR Deadline: The **deadline** for reaching an agreement through UD ODR is two (2) court days before the trial date. Parties who do not submit an agreement through UD ODR by their deadline must attend the trial unless they are dismissed or resolve their case another way. Parties may attend their trial remotely by video. <https://my.lacourt.org/laccwelcome>

Confidentiality: UD ODR negotiations and mediations do not become part of the case file or public record. The only people who can enter the confidential negotiation space for your case are the mediator, if the parties choose mediation, and the attorneys for parties and self-represented parties who register and are approved for UD ODR. Judges and court staff cannot access any information about the parties' UD ODR communications.

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES**

COURTHOUSE ADDRESS:

Michael Antonovich Antelope Valley Courthouse
42011 4th Street West, Lancaster, CA 93534

CASE NUMBER:

22AVUD01445

**PROPERTY OWNER/LANDLORD
NOTICE OF HEARING RE FAILURE TO FILE PROOF OF SERVICE**

To the Plaintiff (Property Owner/Landlord/Property Manager):

You or your attorney, are ordered to appear as follows:

Date: 01/30/2023

Time: 8:30 AM

Dept./Room: Civil Clerk's Office

You are hereby advised:

1. If this case has not been dismissed, set for trial, or had a judgment entered there will be a court hearing on that date, time, and location.
2. Tenant(s) (defendants) do not need to go to this hearing; it is for the Plaintiff who may be the Landlord, Property Owner, or Manager.
3. This hearing will be canceled if the case has been dismissed, set for trial, or has had judgment entered.
4. At the hearing the judge may review the case for further action, if any; and pursuant to Code of Civil Procedure section 1167.1 the Court may order the case dismissed without prejudice if proof of service of the action has not been filed within 60 days of the filing of the complaint.

It is so ordered:

October 16, 2017
Date

Debra K. Weintraub
Debra K. Weintraub, Supervising Judge, Civil

UD-101

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: Dennis P. Block, Esq. FIRM NAME: Dennis P. Block & Associates/ H.G. Long, Esq. SBN 127735 STREET ADDRESS: 455 N. Moss St. CITY: Burbank STATE: CA ZIP CODE: 91502 TELEPHONE NO: 323 938-2868 FAX NO: 323 938-6069 EMAIL ADDRESS: eservice@evict123.com ATTORNEY FOR (name): KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 42011 4th Street West MAILING ADDRESS: 42011 4th Street West CITY AND ZIP CODE: Lancaster, CA 93534 BRANCH NAME: LANCASTER COURTHOUSE	
PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT ANNETTE GREENHOWARD (DOES 1 TO 10)	
PLAINTIFF'S MANDATORY COVER SHEET AND SUPPLEMENTAL ALLEGATIONS—UNLAWFUL DETAINER	CASE NUMBER <div style="font-size: 1.2em; font-weight: bold;">22AVUD01445</div>
<p><i>All plaintiffs in unlawful detainer proceedings must file and serve this form. Filing this form complies with the requirement in Code of Civil Procedure section 1179.01 5(c)</i></p> <ul style="list-style-type: none"> • Serve this form and any attachments to it with the summons • If a summons has already been served without this form, then serve it by mail or any other means of service authorized by law. • If defendant has answered prior to service of this form, there is no requirement for defendant to respond to the supplemental allegations before trial <p><i>To obtain a judgment in an unlawful detainer action for nonpayment of rent on a residential property, a plaintiff must verify that no rental assistance or other financial compensation has been received for the amount demanded in the notice or accruing afterward, and that no application is pending for such assistance. To obtain a default judgment, plaintiff must use Verification by Landlord Regarding Rental Assistance—Unlawful Detainer (form UD-120) to make this verification and provide other information required by statute.</i></p>	

1 PLAINTIFF (name each) KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP

alleges causes of action in the complaint filed in this action against DEFENDANT (name each)
ANNETTE GREENHOWARD (DOES 1 TO 10)

2 Statutory cover sheet allegations (Code Civ. Proc., § 1179.01 5(c))

- a This action seeks possession of real property that is (check all that apply) ☒ Residential ☐ Commercial
 (If "residential" is checked, complete items 3 and 4 and all remaining items that apply to this action. If only "commercial" is checked, no further items need to be completed except the signature and verification on page 5, a summons may be issued.)
- b This action is based, in whole or in part, on an alleged default in payment of rent or other charges ☒ Yes ☐ No

3 Item 3 has been removed as it only applied before July 1, 2022.

THIS SPACE INTENTIONALLY LEFT BLANK

PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP
 DEFENDANT ANNETTE GREENHOWARD

CASE NUMBER

THIS SPACE INTENTIONALLY LEFT BLANK

4 Tenants subject to COVID-19 Tenant Relief Act (Code Civ Proc , § 1179.02(h))

a (1) One or more defendants in this action is a natural person ☒ Yes ☐ No

(2) Identify any defendant not a natural person

(If no is checked, then no further items need to be completed except the signature and verification, and item 12 if the action is based on nonpayment of rent)

b (1) All defendants named in this action maintain occupancy as described in Civil Code section 1940(b) ☐ Yes ☒ No

(2) Identify any defendant who does not ANNETTE GREENHOWARD

(If yes is checked, then no further items need to be completed except the signature and verification, and item 12 if the action is based on nonpayment of rent)

5 ☐ Unlawful detainer notice expired before March 1, 2020

The unlawful detainer complaint in this action is based solely on a notice to quit, to pay or quit, or to perform covenants or quit, in which the time period specified in the notice expired before March 1, 2020 *(If this is the only basis for the action, no further items need to be completed except the signature and verification on page 5. (Code Civ Proc , § 1179.03.5(a)(1).))*

6 ☐ Rent or other financial obligations due between March 1, 2020, and August 31, 2020 (protected time period)

The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due in the protected time period *(Check all that apply.)*

a ☐ Defendant *(name each)*

was provided all the required versions of the "Notice from the State of California" required by Code of Civil Procedure section 1179.04 *(Provide information regarding service of the notice or notices in item 8 below.)*

b ☐ Defendant *(name each)*

was served with at least 15 days' notice to pay rent or other financial obligations, quit, or deliver a declaration, and an unsigned declaration of COVID-19-related financial distress, in the form and with the content required in Code of Civil Procedure section 1179.03(b) and (d)

*(If the notice identified defendant as a **high-income tenant** and requested submission of documentation supporting any declaration the defendant submits, complete item 9 below. (Code Civ. Proc , § 1179.02.5(c).))*

(If filing form UD-100 with this form and item 6b is checked, specify this 15-day notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form)

PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT ANNETTE GREENHOWARD	CASE NUMBER
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6 c Response to notice (check all that apply).

(1) ☐ Defendant (name each).

delivered a declaration of COVID-19–related financial distress on landlord in the time required (Code Civ. Proc., § 1179.03(f))

(2) ☐ Defendant (name each)

did *not* deliver a declaration of COVID-19–related financial distress on landlord in the time required (Code Civ. Proc., § 1179.03(f))

7 ☐ **Rent or other financial obligations due between September 1, 2020, and September 30, 2021 (the transition time period)** The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due during the transition time perioda ☐ Defendant (name each)

was provided all the required versions of the "Notice from the State of California" as required by Code of Civil Procedure section 1179.04 (Provide information regarding service of the notice or notices in item 8 below.)

b ☐ Defendant (name each)

was served with at least 15 days' notice to pay rent or other financial obligations, quit, or deliver a declaration, and an unsigned declaration of COVID-19–related financial distress, in the form and with the content required in Code of Civil Procedure section 1179.03(c) and (d)

(If the notice identified defendant as a **high-income tenant** and requested submission of documentation supporting any declaration the defendant submits, complete item 9 below. (Code Civ. Proc., § 1179.02.5(c).))

(If filing form UD-100 with this form and item 7b is checked, specify this 15-day notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form.)

c Response to notice (check all that apply).

(1) ☐ Defendant (name each)

delivered a declaration of COVID-19–related financial distress on the landlord in the time required (Code Civ. Proc., § 1179.03(f))

(2) ☐ Defendant (name each)

did *not* deliver a declaration of COVID-19–related financial distress on the landlord in the time required (Code Civ. Proc., § 1179.03(f))

d ☐ Rent or other financial obligations due

(1) Rent or other financial obligations in the amount of \$ _____ was due between September 1, 2020, and September 30, 2021

(2) Payment of \$ _____ for that period was received by September 30, 2021

8 **Service of Code of Civil Procedure Section 1179.04 Notice from the State of California** (You must complete this item if you checked item 6 or 7 above. Section 1179.04 provides three separate versions of a "Notice from the State of California" that the landlord was to provide to tenants at different times during the pandemic (the notices referenced in items 6a and 7a above). This item addresses when and how those notices were provided.)

a **September 2020 Notice.** Plaintiff provided the required notice for tenants who, as of September 1, 2020, had any unpaid rent or other financial obligations due any time between March 1, 2020, and August 31, 2020 (Code Civ. Proc., § 1179.04(a)), to defendants identified in 6a or as follows.

(1) ☐ By sending a copy by mail addressed to each named defendant on (date) _____(2) ☐ By personally handing a copy to each named defendant on (date) _____

PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT ANNETTE GREENHOWARD	CASE NUMBER
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- 8 a (3) ☐ By some other method of service described in Code of Civil Procedure section 1162. *(If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8a.)*
- (4) ☐ In different ways for different defendants *(If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8a.)*
- (5) ☐ Plaintiff was not required to serve the September 2020 notice on the named defendants
- b **February 2021 Notice.** Plaintiff provided the required notice for tenants who as of February 1, 2021, had unpaid rent or other financial obligations due any time after March 1, 2020, (Code Civ. Proc., § 1179.04(b)) to defendants identified in 6a and 7a as follows
- (1) ☐ By sending a copy by mail addressed to each named defendant on (date).
- (2) ☐ By personally handing a copy to each named defendant on (date).
- (3) ☐ By some other method of service described in Code of Civil Procedure section 1162 *(If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8b.)*
- (4) ☐ In different ways for different defendants *(If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8b.)*
- (5) ☐ Plaintiff was not required to serve the February 2021 notice on the named defendants
- c **July 2021 Notice.** Plaintiff provided the required notice for tenants who as of July 1, 2021, had unpaid rent or other financial obligations due any time after March 1, 2020, (Code Civ. Proc., § 1179.04(c)) to defendants identified in 6a and 7a as follows
- (1) ☐ By sending a copy by mail addressed to each named defendant on (date).
- (2) ☐ By personally handing a copy to each named defendant on (date).
- (3) ☐ By some other method of service described in Code of Civil Procedure section 1162 *(If this box is checked, describe the method and date of service on an attached page (you can use form MC-025) and title it Attachment 8c.)*
- (4) ☐ In different ways for different defendants *(If this box is checked, describe the method and date of service for each defendant on an attached page (you can use form MC-025) and title it Attachment 8c.)*
- (5) ☐ Plaintiff was not required to serve the July 2021 notice on the named defendants
- 9 ☐ **High-income tenant.** The 15-day notice in item 6b or 7b above identified defendant as a high-income tenant and requested submission of documentation supporting the tenant's claim that tenant had suffered COVID-19-related financial distress. Plaintiff had proof before serving that notice that the tenant has an annual income that is at least 130 percent of the median income for the county the rental property is located in and not less than \$100,000 (Code Civ. Proc., § 1179.02.5.)
- a ☐ The tenant did not deliver a declaration of COVID-19-related financial distress within the required time. (Code Civ. Proc., § 1179.03(f).)
- b ☐ The tenant did not deliver documentation within the required time supporting that the tenant had suffered COVID-19-related financial distress as asserted in the declaration (Code Civ. Proc., § 1179.02.5(c).)
- 10 ☐ **Rent or other financial obligations due between October 1, 2021, and March 31, 2022 (recovery period rental debt)**
The unlawful detainer complaint in this action is based, at least in part, on a demand for payment of rent or other financial obligations due during the recovery period. *(Check a, b, or c.)*
- a ☐ Defendant (name each)
- was served with at least 3 days' notice to pay rent or other financial obligations or quit, in a notice that included the information about the government rental assistance program and possible protections, as required by Code of Civil Procedure section 1179.10
- (If filing form UD-100 with this form and this item is checked, specify this notice in item 9a(7) on form UD-100, attach a copy of the notice to that complaint form, and provide all requested information about service on that form.)*
- b ☐ The tenancy was not initially established before October 1, 2021, and the special notice to quit required by Code of Civil Procedure section 1179.10 does not apply in this action
- c ☐ The 3 days' notice to pay rent or other financial obligations or quit was served on or after July 1, 2022, and the special notice to quit required by Code of Civil Procedure section 1179.10 does not apply in this action


PLAINTIFF KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP DEFENDANT ANNETTE GREENHOWARD	CASE NUMBER
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- 11 ☒ **Rent or other financial obligations due after March 31, 2022.** (Only applicable if action is filed on or after April 1, 2022.)
The only demand for rent or other financial obligations on which the unlawful detainer complaint in this action is based is a demand for payment of rent due after March 31, 2022
- 12 ☒ **Statements regarding rental assistance** (Required in all actions based on nonpayment of rent or any other financial obligation. Plaintiff must answer all the questions in this item and, if later seeking a default judgment, will also need to file Verification Regarding Rental Assistance—Unlawful Detainer (form UD-120).)
- a Has plaintiff received rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint? ☐ Yes ☒ No
- b Has plaintiff received rental assistance or other financial compensation from any other source for rent accruing after the date of the notice underlying the complaint? ☐ Yes ☒ No
- c Does plaintiff have any pending application for rental assistance or other financial compensation from any other source corresponding to the amount demanded in the notice underlying the complaint? ☐ Yes ☒ No
- d Does plaintiff have any pending application for rental assistance or other financial compensation from any other source for rent accruing after the date on the notice underlying the complaint? ☐ Yes ☒ No
- 13 ☐ **Other allegations** Plaintiff makes the following additional allegations (State any additional allegations below, with each allegation lettered in order, starting with (a), (b), (c), etc. If there is not enough space below, check the box below and use form MC-025, title it Attachment 13, and letter each allegation in order.) ☐ Other allegations are on form MC-025

14 ☐ Number of pages attached (specify)

Date 11/17/2022

Dennis P. Block, Esq.
(TYPE OR PRINT NAME)


(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date 11/17/2022

See Attached Verification
(TYPE OR PRINT NAME)

 SEE ATTACHED VERIFICATION
(SIGNATURE)

2

3 STATE OF CALIFORNIA }
4 COUNTY OF LOS ANGELES } SS

5

6 I, THE UNDERSIGNED SAY: I AM THE AUTHORIZED AGENT OF THE PLAINTIFF
7 IN THE WITHIN ACTION. I HAVE READ THE FOREGOING PLAINTIFF'S MANDATORY
8 COVER SHEET AND SUPPLEMENTAL ALLEGATIONS - UNLAWFUL DETAINER
9 AND KNOW THE CONTENTS THEREOF AND THAT THE SAME IS TRUE OF MY OWN
10 KNOWLEDGE, EXCEPT AS TO MATTERS WHICH ARE THEREIN STATED
11 UPON MY INFORMATION OR BELIEF, AND AS TO THOSE MATTERS THAT I
12 BELIEVE IT TO BE TRUE.

13

14 I CERTIFY (OR DECLARE) UNDER THE PENALTY OF PERJURY, THAT THE
15 FOREGOING IS TRUE AND CORRECT.

16

17 EXECUTED ON 11/17/22 AT LOS ANGELES, CA.

18

19 XI  (SIGN HERE AND RETURN)

20 Eddy Tejillo PRINT NAME

21

22

23

24

25

26

27

28

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address) 22AVUD01445 Dennis P. Block, Esq. SBN: 70194 Dennis P. Block & Associates/ H.G. Long, Esq. SBN 127735 455 N. Moss St., Burbank, CA 91502 TELEPHONE NO 323 938-2868 FAX NO (Optional) 323 938-6069 E-MAIL ADDRESS: eservice@evict123.com ATTORNEY FOR (Name) KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP		FOR COURT USE ONLY	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS 42011 4th Street West MAILING ADDRESS: 42011 4th Street West CITY AND ZIP CODE: Lancaster, CA 93534 BRANCH NAME LANCASTER COURTHOUSE		CASE NUMBER <div style="font-size: 1.2em; font-weight: bold;">22AVUD01445</div>	
CASE NAME KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP vs. ANNETTE GREENHOWARD			
CIVIL CASE COVER SHEET <input type="checkbox"/> Unlimited (Amount demanded exceeds \$25,000)		<input checked="" type="checkbox"/> Limited (Amount demanded is \$25,000 or less)	
<input type="checkbox"/> Counter		<input type="checkbox"/> Joinder	
Filed with first appearance by defendant (Cal Rules of Court, rule 3 402)		JUDGE: DEPT:	

Items 1–6 below must be completed (see instructions on page 2)

1 Check one box below for the case type that best describes this case		
Auto Tort <input type="checkbox"/> Auto (22) <input type="checkbox"/> Uninsured motorist (46) Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort <input type="checkbox"/> Asbestos (04) <input type="checkbox"/> Product liability (24) <input type="checkbox"/> Medical malpractice (45) <input type="checkbox"/> Other PI/PD/WD (23) Non-PI/PD/WD (Other) Tort <input type="checkbox"/> Business tort/unfair business practice (07) <input type="checkbox"/> Civil rights (08) <input type="checkbox"/> Defamation (13) <input type="checkbox"/> Fraud (16) <input type="checkbox"/> Intellectual property (19) <input type="checkbox"/> Professional negligence (25) <input type="checkbox"/> Other non-PI/PD/WD tort (35) Employment <input type="checkbox"/> Wrongful termination (36) <input type="checkbox"/> Other employment (15)	Contract <input type="checkbox"/> Breach of contract/warranty (06) <input type="checkbox"/> Rule 3 740 collections (09) <input type="checkbox"/> Other collections (09) <input type="checkbox"/> Insurance coverage (18) <input type="checkbox"/> Other contract (37) Real Property <input type="checkbox"/> Eminent domain/Inverse condemnation (14) <input type="checkbox"/> Wrongful eviction (33) <input type="checkbox"/> Other real property (26) Unlawful Detainer <input type="checkbox"/> Commercial (31) <input checked="" type="checkbox"/> Residential (32) <input type="checkbox"/> Drugs (38) Judicial Review <input type="checkbox"/> Asset forfeiture (05) <input type="checkbox"/> Petition re arbitration award (11) <input type="checkbox"/> Writ of mandate (02) <input type="checkbox"/> Other judicial review (39)	Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400–3.403) <input type="checkbox"/> Antitrust/Trade regulation (03) <input type="checkbox"/> Construction defect (10) <input type="checkbox"/> Mass tort (40) <input type="checkbox"/> Securities litigation (28) <input type="checkbox"/> Environmental/Toxic tort (30) <input type="checkbox"/> Insurance coverage claims arising from the above listed provisionally complex case types (41) Enforcement of Judgment <input type="checkbox"/> Enforcement of judgment (20) Miscellaneous Civil Complaint <input type="checkbox"/> RICO (27) <input type="checkbox"/> Other complaint (not specified above) (42) Miscellaneous Civil Petition <input type="checkbox"/> Partnership and corporate governance (21) <input type="checkbox"/> Other petition (not specified above) (43)

- 2 This case ☐ is ☒ is not complex under rule 3 400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
- | | |
|---|---|
| a <input type="checkbox"/> Large number of separately represented parties | d <input type="checkbox"/> Large number of witnesses |
| b <input type="checkbox"/> Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve | e <input type="checkbox"/> Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court |
| c <input type="checkbox"/> Substantial amount of documentary evidence | f <input type="checkbox"/> Substantial postjudgment judicial supervision |
- 3 Remedies sought (check all that apply) a ☒ monetary b ☒ nonmonetary, declaratory or injunctive relief c ☐ punitive
- 4 Number of causes of action (specify) 1
- 5 This case ☐ is ☒ is not a class action suit
- 6 If there are any known related cases, file and serve a notice of related case (You may use form CM-015.)
- Date 11/17/2022
- Dennis P. Block, Esq. (TYPE OR PRINT NAME) (SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code) (Cal Rules of Court, rule 3 220) Failure to file may result in sanctions
- File this cover sheet in addition to any cover sheet required by local court rule
- If this case is complex under rule 3 400 et seq of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding
- Unless this is a collections case under rule 3 740 or a complex case, this cover sheet will be used for statistical purposes only

Page 1 of 2

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the Civil Case Cover Sheet contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the Civil Case Cover Sheet to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort

Auto (22)—Personal Injury/Property Damage/Wrongful Death
Uninsured Motorist (46) *(if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto)*

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort

Asbestos (04)
Asbestos Property Damage
Asbestos Personal Injury/Wrongful Death
Product Liability *(not asbestos or toxic/environmental)* (24)
Medical Malpractice (45)
Medical Malpractice—Physicians & Surgeons
Other Professional Health Care Malpractice
Other PI/PD/WD (23)
Premises Liability (e.g., slip and fall)
Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
Intentional Infliction of Emotional Distress
Negligent Infliction of Emotional Distress
Other PI/PD/WD

Non-PI/PD/WD (Other) Tort

Business Tort/Unfair Business Practice (07)
Civil Rights (e.g., discrimination, false arrest) *(not civil harassment)* (08)
Defamation (e.g., slander, libel) (13)
Fraud (16)
Intellectual Property (19)
Professional Negligence (25)
Legal Malpractice
Other Professional Malpractice *(not medical or legal)*
Other Non-PI/PD/WD Tort (35)

Employment

Wrongful Termination (36)
Other Employment (15)

Contract

Breach of Contract/Warranty (06)
Breach of Rental/Lease
Contract *(not unlawful detainer or wrongful eviction)*
Contract/Warranty Breach—Seller Plaintiff *(not fraud or negligence)*
Negligent Breach of Contract/Warranty
Other Breach of Contract/Warranty
Collections (e.g., money owed, open book accounts) (09)
Collection Case—Seller Plaintiff
Other Promissory Note/Collections Case
Insurance Coverage *(not provisionally complex)* (18)
Auto Subrogation
Other Coverage
Other Contract (37)
Contractual Fraud
Other Contract Dispute

Real Property

Eminent Domain/Inverse Condemnation (14)
Wrongful Eviction (33)
Other Real Property (e.g., quiet title) (26)
Writ of Possession of Real Property
Mortgage Foreclosure
Quiet Title
Other Real Property *(not eminent domain, landlord/tenant, or foreclosure)*

Unlawful Detainer

Commercial (31)
Residential (32)
Drugs (38) *(if the case involves illegal drugs, check this item, otherwise, report as Commercial or Residential)*

Judicial Review

Asset Forfeiture (05)
Petition Re Arbitration Award (11)
Writ of Mandate (02)
Writ—Administrative Mandamus
Writ—Mandamus on Limited Court Case Matter
Writ—Other Limited Court Case Review
Other Judicial Review (39)
Review of Health Officer Order
Notice of Appeal—Labor Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)

Antitrust/Trade Regulation (03)
Construction Defect (10)
Claims Involving Mass Tort (40)
Securities Litigation (28)
Environmental/Toxic Tort (30)
Insurance Coverage Claims *(arising from provisionally complex case type listed above)* (41)

Enforcement of Judgment

Enforcement of Judgment (20)
Abstract of Judgment (Out of County)
Confession of Judgment *(non-domestic relations)*
Sister State Judgment
Administrative Agency Award *(not unpaid taxes)*
Petition/Certification of Entry of Judgment on Unpaid Taxes
Other Enforcement of Judgment Case

Miscellaneous Civil Complaint

RICO (27)
Other Complaint *(not specified above)* (42)
Declaratory Relief Only
Injunctive Relief Only *(non-harassment)*
Mechanics Lien
Other Commercial Complaint Case *(non-tort/non-complex)*
Other Civil Complaint *(non-tort/non-complex)*

Miscellaneous Civil Petition

Partnership and Corporate Governance (21)
Other Petition *(not specified above)* (43)
Civil Harassment
Workplace Violence
Elder/Dependent Adult Abuse
Election Contest
Petition for Name Change
Petition for Relief From Late Claim
Other Civil Petition

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CIVIL CASE COVER SHEET ADDENDUM AND STATEMENT OF LOCATION

(CERTIFICATE OF GROUNDS FOR ASSIGNMENT TO COURTHOUSE LOCATION)

This form is required pursuant to Local Rule 2.3 in all new civil case filings in the Los Angeles Superior Court

Step 1: After completing the Civil Case Cover Sheet (Judicial Council form CM-010), find the exact case type in Column A that corresponds to the case type indicated in the Civil Case Cover Sheet.

Step 2: In Column B, check the box for the type of action that best describes the nature of the case.

Step 3: In Column C, circle the number which explains the reason for the court filing location you have chosen.

Applicable Reasons for Choosing Courthouse Location (Column C)

1. Class Actions must be filed in the Stanley Mosk Courthouse, Central District	7. Location where petitioner lives
2. Permissive filing in Central District.	8. Location wherein defendant/respondent functions wholly
3. Location where cause of action arose.	9. Location where one or more of the parties reside.
4. Mandatory personal injury filing in North District.	10. Location of Labor Commissioner Office.
5. Location where performance required, or defendant resides	11. Mandatory filing location (Hub Cases – unlawful detainer, limited non-collection, limited collection, or personal injury).
6. Location of property or permanently garaged vehicle	

	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (See Step 3 above)
Personal Injury Cases Assigned to the Personal Injury Hub Courts			
Auto Tort	Auto (22)	<input type="checkbox"/> 2201 Motor Vehicle – Personal Injury/Property Damage/Wrongful Death	1, 4, 11
	Uninsured Motorist (46)	<input type="checkbox"/> 4601 Uninsured Motorist – Personal Injury/Property Damage/Wrongful Death	1, 4, 11
	Other Personal Injury/ Property Damage/ Wrongful Death (23)	<input type="checkbox"/> 2301 Premise Liability (e.g., dangerous conditions of property, slip/trip and fall, dog attack, etc.)	1, 4, 11
		<input type="checkbox"/> 2302 Intentional Bodily Injury/Property Damage/Wrongful Death (e.g., assault, battery, vandalism, etc.)	1, 4, 11
		<input type="checkbox"/> 2303 Intentional Infliction of Emotional Distress	1, 4, 11
		<input type="checkbox"/> 2304 Other Personal Injury/Property Damage/Wrongful Death	1, 4, 11
		<input type="checkbox"/> 2307 Construction Accidents	1, 4, 11

SHORT TITLE	KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP vs. ANNETTE GREENHOWARD	CASE NUMBER
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	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (See Step 3 above)
Personal Injury Cases Assigned to the Independent Calendar Courts			
Other Personal Injury/Property Damage/Wrongful Death Tort	Product Liability (24)	<input type="checkbox"/> 2401 Product Liability (not asbestos or toxic/ environmental)	1, 3, 5
		<input type="checkbox"/> 2402 Product Liability – Song-Beverly Consumer Warranty Act (CA Civil Code §§1790-1795.8) (Lemon Law)	1, 3, 5
	Medical Malpractice (45)	<input type="checkbox"/> 4501 Medical Malpractice – Physicians & Surgeons	1, 3, 5
		<input type="checkbox"/> 4502 Other Professional Health Case Malpractice	1, 3, 5
	Other Personal Injury / Property Damage / Wrongful Death (23)	<input type="checkbox"/> 2305 Elder/Dependent Adult Abuse/Claims Against Skilled Nursing Facility	1, 3, 5
		<input type="checkbox"/> 2306 Intentional Conduct – Sexual Abuse Case (in any form)	1, 3, 5
		<input type="checkbox"/> 2308 Landlord – Tenant Habitability (e.g., bed bugs, mold, etc.)	1, 3, 5
Other Civil Cases Assigned to Independent Calendar Courts			
Non-Personal Injury/Property Damage /Wrongful Death Tort	Business Tort (07)	<input type="checkbox"/> 0701 Other Commercial/Business Tort (not fraud or breach of contract)	1, 2, 3
	Civil Rights (08)	<input type="checkbox"/> 0801 Civil Rights/Discrimination	1, 2, 3
	Defamation (13)	<input type="checkbox"/> 1301 Defamation (slander/libel)	1, 2, 3
	Fraud (16)	<input type="checkbox"/> 1601 Fraud (no contract)	1, 2, 3
	Professional Negligence (25)	<input type="checkbox"/> 2501 Legal Malpractice	1, 2, 3
		<input type="checkbox"/> 2502 Other Professional Malpractice (not medical or legal)	1, 2, 3
	Other (35)	<input type="checkbox"/> 3501 Other Non-Personal Injury/Property Damage Tort	1, 2, 3
Employment	Wrongful Termination (36)	<input type="checkbox"/> 3601 Wrongful Termination	1, 2, 3
	Other Employment (15)	<input type="checkbox"/> 1501 Other Employment Complaint Case	1, 2, 3
		<input type="checkbox"/> 1502 Labor Commissioner Appeals	10
Contract	Breach of Contract / Warranty (06) (not insurance)	<input type="checkbox"/> 0601 Breach of Rental/Lease Contract (not unlawful detainer or wrongful eviction)	2, 5
		<input type="checkbox"/> 0602 Contract/Warranty Breach – Seller Plaintiff (no fraud/negligence)	2, 5
		<input type="checkbox"/> 0603 Negligent Breach of Contract/Warranty (no fraud)	1, 2, 5

SHORT TITLE	KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP vs. ANNETTE GREENHOWARD	CASE NUMBER
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	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (See Step 3 above)
Contract	Breach of Contract/ Warranty (06) (not insurance)	<input type="checkbox"/> 0604 Other Breach of Contract/Warranty (no fraud/ negligence) <input type="checkbox"/> 0605 Breach of Rental/Lease Contract (COVID-19 Rental Debt)	1, 2, 5 2, 5
	Collections (09)	<input type="checkbox"/> 0901 Collections Case – Seller Plaintiff <input type="checkbox"/> 0902 Other Promissory Note/Collections Case <input type="checkbox"/> 0903 Collections Case – Purchased Debt (charged off consumer debt purchased on or after January 1, 2014) <input type="checkbox"/> 0904 Collections Case – COVID-19 Rental Debt	5, 6, 11 5, 11 5, 6, 11 5, 11
	Insurance Coverage (18)	<input type="checkbox"/> 1801 Insurance Coverage (not complex)	1, 2, 5, 8
	Other Contract (37)	<input type="checkbox"/> 3701 Contractual Fraud <input type="checkbox"/> 3702 Tortious Interference <input type="checkbox"/> 3703 Other Contract Dispute (not breach/insurance/fraud/ negligence)	1, 2, 3, 5 1, 2, 3, 5 1, 2, 3, 8, 9
Real Property	Eminent Domain/ Inverse Condemnation (14)	<input type="checkbox"/> 1401 Eminent Domain/Condemnation Number of Parcels _____	2, 6
	Wrongful Eviction (33)	<input type="checkbox"/> 3301 Wrongful Eviction Case	2, 6
	Other Real Property (26)	<input type="checkbox"/> 2601 Mortgage Foreclosure <input type="checkbox"/> 2602 Quiet Title <input type="checkbox"/> 2603 Other Real Property (not eminent domain, landlord/tenant, foreclosure)	2, 6 2, 6 2, 6
Unlawful Detainer	Unlawful Detainer – Commercial (31)	<input type="checkbox"/> 3101 Unlawful Detainer – Commercial (not drugs or wrongful eviction)	6, 11
	Unlawful Detainer – Residential (32)	<input checked="" type="checkbox"/> 3201 Unlawful Detainer – Residential (not drugs or wrongful eviction)	6, 11
	Unlawful Detainer – Post Foreclosure (34)	<input type="checkbox"/> 3401 Unlawful Detainer – Post Foreclosure	2, 6, 11
	Unlawful Detainer – Drugs (38)	<input type="checkbox"/> 3801 Unlawful Detainer – Drugs	2, 6, 11
Judicial Review	Asset Forfeiture (05)	<input type="checkbox"/> 0501 Asset Forfeiture Case	2, 3, 6
	Petition re Arbitration (11)	<input type="checkbox"/> 1101 Petition to Compel/Confirm/Vacate Arbitration	2, 5
	Writ of Mandate (02)	<input type="checkbox"/> 0201 Writ – Administrative Mandamus <input type="checkbox"/> 0202 Writ – Mandamus on Limited Court Case Matter <input type="checkbox"/> 0203 Writ – Other Limited Court Case Review	2, 8 2 2

SHORT TITLE	KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP vs. ANNETTE GREENHOWARD	CASE NUMBER
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	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (See Step 3 above)
Judicial Review	Other Judicial Review (39)	<input type="checkbox"/> 3901 Other Writ/Judicial Review <input type="checkbox"/> 3902 Administrative Hearing <input type="checkbox"/> 3903 Parking Appeal	2, 8 2, 8 2, 8
Provisionally Complex Litigation	Antitrust/Trade Regulation (03)	<input type="checkbox"/> 0301 Antitrust/Trade Regulation	1, 2, 8
	Asbestos (04)	<input type="checkbox"/> 0401 Asbestos Property Damage <input type="checkbox"/> 0402 Asbestos Personal Injury/Wrongful Death	1, 11 1, 11
	Construction Defect (10)	<input type="checkbox"/> 1001 Construction Defect	1, 2, 3
	Claims Involving Mass Tort (40)	<input type="checkbox"/> 4001 Claims Involving Mass Tort	1, 2, 8
	Securities Litigation (28)	<input type="checkbox"/> 2801 Securities Litigation Case	1, 2, 8
	Toxic Tort Environmental (30)	<input type="checkbox"/> 3001 Toxic Tort/Environmental	1, 2, 3, 8
	Insurance Coverage Claims from Complex Case (41)	<input type="checkbox"/> 4101 Insurance Coverage/Subrogation (complex case only)	1, 2, 5, 8
Enforcement of Judgment	Enforcement of Judgment (20)	<input type="checkbox"/> 2001 Sister State Judgment <input type="checkbox"/> 2002 Abstract of Judgment <input type="checkbox"/> 2003 Confession of Judgment (non-domestic relations) <input type="checkbox"/> 2004 Administrative Agency Award (not unpaid taxes) <input type="checkbox"/> 2005 Petition/Certificate for Entry of Judgment Unpaid Tax <input type="checkbox"/> 2006 Other Enforcement of Judgment Case	2, 5, 11 2, 6 2, 9 2, 8 2, 8 2, 8, 9
Miscellaneous Civil Complaints	RICO (27)	<input type="checkbox"/> 2701 Racketeering (RICO) Case	1, 2, 8
	Other Complaints (not specified above) (42)	<input type="checkbox"/> 4201 Declaratory Relief Only	1, 2, 8
		<input type="checkbox"/> 4202 Injunctive Relief Only (not domestic/harassment)	2, 8
		<input type="checkbox"/> 4203 Other Commercial Complaint Case (non-tort/non-complex)	1, 2, 8
Miscellaneous Civil Petitions	Partnership Corporation Governance (21)	<input type="checkbox"/> 2101 Partnership and Corporation Governance Case	2, 8
	Other Petitions (not specified above) (43)	<input type="checkbox"/> 4301 Civil Harassment with Damages	2, 3, 9
		<input type="checkbox"/> 4302 Workplace Harassment with Damages	2, 3, 9

SHORT TITLE	KAA PROPERTIES, LP, A CALIF. LIMITED PARTNERSHIP vs. ANNETTE GREENHOWARD	CASE NUMBER
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	A Civil Case Cover Sheet Case Type	B Type of Action (check only one)	C Applicable Reasons (See Step 3 above)
Miscellaneous Civil Petitions	Other Petitions (not specified above) (43)	<input type="checkbox"/> 4303 Elder/Dependent Adult Abuse Case with Damages	2, 3, 9
		<input type="checkbox"/> 4304 Election Contest	2
		<input type="checkbox"/> 4305 Petition for Change of Name/Change of Gender	2, 7
		<input type="checkbox"/> 4306 Petition for Relief from Late Claim Law	2, 3, 8
		<input type="checkbox"/> 4307 Other Civil Petition	2, 9

Step 4: Statement of Reason and Address: Check the appropriate boxes for the numbers shown under Column C for the type of action that you have selected. Enter the address, which is the basis for the filing location including zip code. (No address required for class action cases).

REASON: <input type="checkbox"/> 1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/> 9. <input type="checkbox"/> 10. <input checked="" type="checkbox"/> 11.			ADDRESS: 44104 DIVISION STREET, #F
CITY: LANCASTER	STATE: CA	ZIP CODE: 93535	

Step 5: Certification of Assignment: I certify that this case is properly filed in the LANCASTER/NORTH District of the Superior Court of California, County of Los Angeles [Code of Civ. Proc., 392 et seq., and LASC Local Rule 2.3(a)(1)(E)]

Dated: 11/17/2022

Dennis P. Block, Esq.

(SIGNATURE OF ATTORNEY/FILING PARTY)

PLEASE HAVE THE FOLLOWING ITEMS COMPLETED AND READY TO BE FILED IN ORDER TO PROPERLY COMMENCE YOUR NEW COURT CASE:

1. Original Complaint or Petition.
2. If filing a Complaint, a completed Summons form for issuance by the Clerk.
3. Civil Case Cover Sheet Judicial Council form CM-010.
4. Civil Case Cover Sheet Addendum and Statement of Location form LASC CIV 109 (05/22).
5. Payment in full of the filing fee, unless there is a court order for waiver, partial or schedule payments.
6. A signed order appointing a Guardian ad Litem, Judicial Council form CIV-010, if the plaintiff or petitioner is a minor under 18 years of age will be required by Court to issue a Summons.
7. Additional copies of documents to be conformed by the Clerk. Copies of the cover sheet and this addendum must be served along with the Summons and Complaint, or other initiating pleading in the case.