

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 TELEPHONE NO: (323)938-2868 EMAIL ADDRESS: eservice@evict123.com ATTORNEY FOR (name) STARLITE MANAGEMENT VIII LP., A CALIF. LIMITED PARTNERSHIP	STATE BAR NUMBER 070194 FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF KERN STREET ADDRESS: 1215 Truxtun Avenue MAILING ADDRESS: 1215 Truxtun Avenue CITY AND ZIP CODE: Bakersfield, CA 93301 BRANCH NAME: METRO JUSTICE BUILDING	
PLAINTIFF STARLITE MANAGEMENT VIII LP., A CALIF. LIMITED PARTNERSHIP DEFENDANT JESSICA PECH	
PLAINTIFF'S MANDATORY COVER SHEET AND SUPPLEMENTAL ALLEGATIONS—UNLAWFUL DETAINER	CASE NUMBER BCL-23-010590
<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) STARLITE MANAGEMENT VIII LP., A CALIF. LIMITED PARTNERSHIP

alleges causes of action in the complaint filed in this action against DEFENDANT (name each).
JESSICA PECH

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.

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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 JESSICA PECH

(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.)

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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).

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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

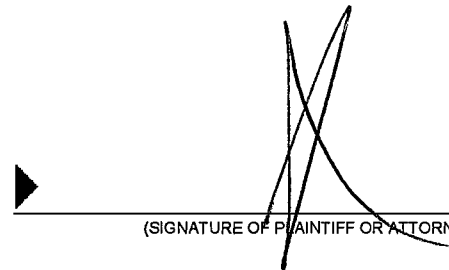
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- 11 ☒ **Rent or other financial obligations due after March 31, 2022.** *(Only applicable if action is filed on or after April 1, 2022)*
The only demand for rent or other financial obligations on which the unlawful detainer complaint in this action 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 01/30/2023

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 01/30/2023

SEE ATTACHED VERIFICATION
(TYPE OR PRINT NAME)

 SEE ATTACHED VERIFICATION
(SIGNATURE)

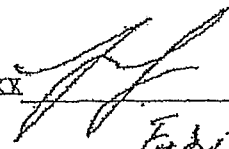
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STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

I, THE UNDERSIGNED SAY: I AM THE AUTHORIZED AGENT OF THE PLAINTIFF
IN THE WITHIN ACTION. I HAVE READ THE FOREGOING PLAINTIFF'S MANDATORY
COVER SHEET AND SUPPLEMENTAL ALLEGATIONS - 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 2/1/23 AT LOS ANGELES, CA.

KY  (SIGN HERE AND RETURN)
Eddy Tejilla PRINT NAME