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IN THE MUNICIPAL COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF EL DORADO

PLACERVILLE BRANCH

ENDORSED

PLACERVILLE APARTMENTS ) Case No: WS96 - 0826

Plaintiff, ) JUDGMENT

FILED

-vs-

NOV 25 1996

IRENE GUTIERREZ ) JAN 15 1997

EL DORADO CO. MUNICIPAL COURT  
BY LINDA PRATER (DEPUTY)

Defendant. ) NATIONAL BUILDING HOUSE  
FOR LEGAL SERVICES, INC.

This matter came on regularly for trial on November 5, 1996, before Judge Pro Tem William H. Bradley, plaintiffs and defendant present, oral and documentary evidence having been presented, and the court requesting both plaintiff and defendant's counsel to provide the court a post trial brief on the legal issues presented.

The court, having read both of the post trial briefs presented, and the matter having been submitted for decision, renders its decision as follows:

THE COURT FINDS THAT PLAINTIFF DID NOT COMPLY WITH THE MANDATORY WRITTEN NOTICE OF VIOLATION OF LEASE PROVISION AS MANDATED BY THE RENTAL AGREEMENT PARAGRAPH 14(B)(2) AND THE FEDERALLY SUBSIDIZED FARMER'S HOME ADMINISTRATIVE HOUSING.

THE COURT FURTHER FINDS that the notice requirements imposed by the federal regulations are intended to provide the tenant with notice, will in advance of any judicial action, as to the wrongful conduct and to encourage the informal resolution of the problem

1 JUDGMENT IN FAVOR OF DEFENDANT, THE EVICTION  
2 PROCEDURE IS DISMISSED FOR FAILURE OF THE PLAINTIFF TO  
3 ESTABLISH COMPLIANCE WITH THE RELEVANT FEDERAL  
4 REGULATIONS REGARDING EVICTION OF SUBSIDIZED TENANTS.  
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6 Dated: November 25, 1996

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8 Judge of the Municipal Court

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