

# HART | KING



## Evictions By Jury Trial

Our Partner Bill Dahlin recently completed a multi-day jury trial in L.A. County arising out of an RV park eviction proceeding. The basis of the eviction was a simple 30-day notice to vacate given to a resident who had been in the RV park for approximately 45 days.

The resident hired Legal Aid and filed an answer to the eviction complaint alleging the eviction was based upon discrimination and retaliation.

The Legal Aid defense attorney demanded a jury trial. That seems to be a popular trend for certain Legal Aid attorneys defending eviction matters.

The jury, 12–0, rejected the claim of illegal eviction and found in favor of the RV park owner. Our motion for recovery of the substantial attorney’s fees and costs is pending.

The lesson from this recent jury trial is that the forms of legal “extortion” being used by tenant defense counsel has taken another step. Sadly, the only way to really “fight back” is to reject excessive demands by tenant counsel and proceed to obtain a verdict in favor of the owner/landlord and a court order to evict.



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**Hart King** represents publicly held corporations, mid-sized businesses and entrepreneurs in all state and federal courts within California. The firm offers a wide range of civil litigation and transactional services in the areas of business, commercial real estate, manufactured housing, professional design & construction, and trust and estate matters.

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