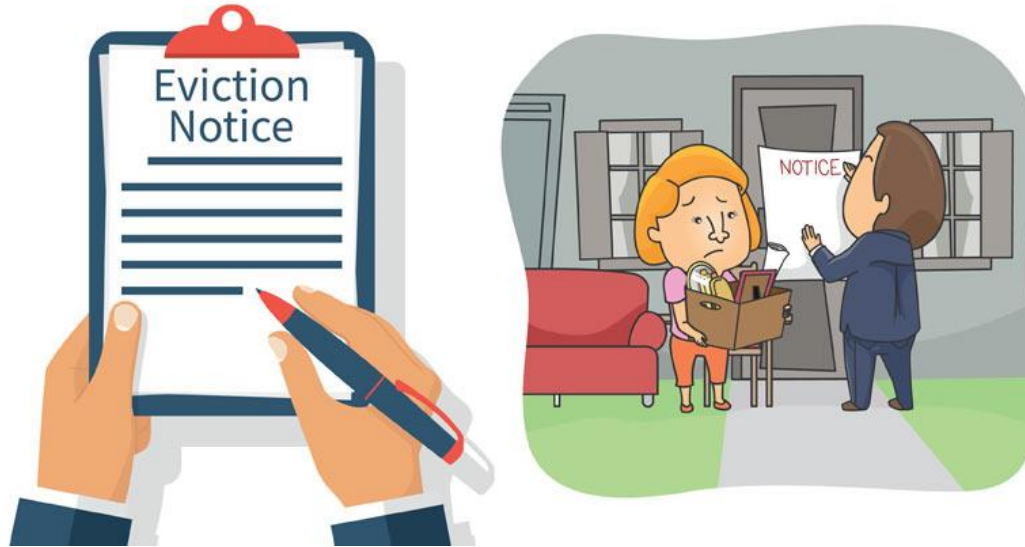


Notices for Problematic Residents / Dealing with Rule Violations



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Webinar Presented by:

Bill Dahlin & Ryan Egan

Hart | King

Who are Bill & Ryan ?



Bill Dahlin has been practicing law and helping manufactured housing community owners and managers since 1988. He has been trial counsel in multiple cases involving the protection of property rights, including disputes over rent control, including the 9th circuit Guggenheim v. City of Goleta case. Bill assists in issues arising out of mobilehome park closures, subdivisions, park sales and purchases, ground lease disputes and failure to maintain. Bill understands the needs and goals of park owners. Rent control, utility billings and residency issues are the primary basis of Bill's practice.



Ryan Egan is an associate with Hart King and is a member of the litigation and manufactured housing practices. He focuses on real estate and land use matters. Ryan has successfully litigated dozens of court trials respecting possessory rights and regularly handles land use matters in bankruptcy court. He regularly handles landlord-tenant disputes and discrimination claims on behalf of land owners.

Problematic Residents

- Who are they?
- What can a Park do about them?
- What section(s) of the Mobilehome Residency Law might apply?



Types of Problematic Residents

- Noisy Tenants
- Late or Partial-Paying Tenants (rent issues)
- Property Damage Tenants
- Law / Rule Breakers (pet policies, suspected drug use, hoarders, etc.)



What Landlords Can Do

- Noisy tenants, property damage, law/rule breakers
 - 7-day notice (conduct, landscape, storage, pet issues, etc.)

(Civil Code § 798.56(d)) – For mobilehomes

(Civil Code § 799.70) – For RV Parks

After serving 3x/year – can proceed w/ eviction

- 10-day notices (Code of Civil Procedure 1161)

What Landlords Can Do

- 14-day notice – Day Notice to Perform Space Maintenance or Clean-Up (Civil Code § 798.36)
- 60-day notices for substantial annoyance or property damage
MRL Ca Civil Code § 798.56 – For mobilehomes
Civil Code § 799.70 – For RV Parks
- Unlawful Detainer (evictions)
- Verified Petition For Injunction Relief (Civil Code § 798.88)

Questions?



Thank you!



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