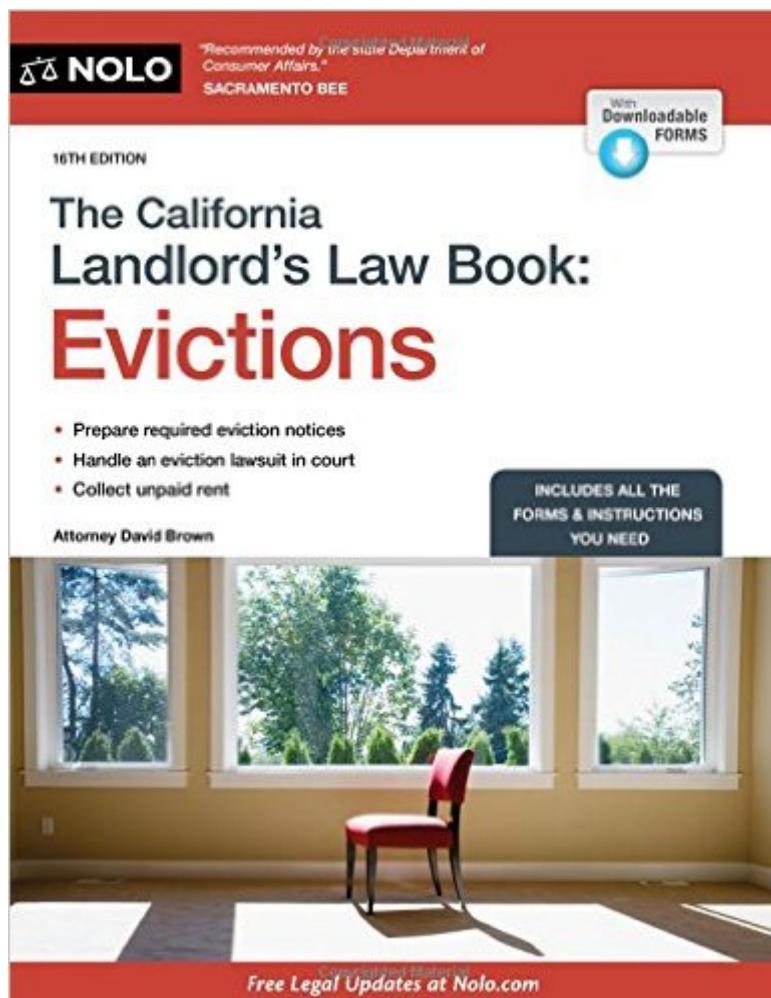


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# California Landlord's Law Book, The: Evictions (California Landlord's Law Book Vol 2 : Evictions)



## Synopsis

Ready to evict a problem tenant? Use the definitive step-by-step guide to evictions in California. Sooner or later, every landlord is faced with handling an eviction. Don't get caught spending thousands on attorney's fees when *The California Landlord's Law Book: Evictions* will guide you through the process every step of the way -- without breaking the bank. Read up on the different legal grounds for eviction in plain English, plus get all the forms and step-by-step instructions needed to perform a successful and legal eviction. Learn how to: prepare and serve 3-, 30-, 60- or 90-day notices file an unlawful detainer complaint in court win by default if the tenant doesn't respond handle a contested case represent yourself in court deal with eviction-delaying tactics collect the unpaid rent after you win Still the only step-by-step guide through the California eviction process, this edition reflects current law and provides the latest information, forms, and instructions for a quick and legal eviction. Check out Nolo's list of California products.

## Book Information

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## Customer Reviews

I have used variations of this book for over 15 years. One time I had a judge throw out an Ulawful Detainer action because the forms in the book for a 3-day Perform Covenant or Quit did not conform to the law: no explanation given. I thought it was an anomaly since the judge was a pro-tem judge and the tenant had moved out and so there was really no problem and I didn't follow up. I thought nothing more of it until last month. I issued a 3-day notice to Perform Covenant from this book and filed an Unlawful Detainer Action as soon as the period for the notice expired. I had the summons

and complaint served by the Sheriff and when I went to take a default: BAM, I learned that a Notice of notion and demurrer was filed. The allegation was that the the 3-day notice failed to comply with CCP ss1161(2) and the allegation was upheld. I lost several weeks, the motion was upheld and I lost not only the suit but also my costs and that of the other party. I have to file all over again from the beginning. This was as a result of following the instructions in this book to the letter! Great book unless someone contests its content in a court of law, the it is going to cost you!!!!

We have attorneys, we have an accountant, we have a paralegal who helps us with evictions. In the first day we had this book, it saved us having to reserve an eviction order for the third time! It has so much useful information in it that we may not ever have to use our paralegal again. The information is spot on. It pertains only to California laws, which are so much different than any other state. It contains all the forms that are perforated so you can easily copy them and has web sites listed to download more. This book has already saved us thousands of dollars and at least another sixty days!

Very helpful in an Unlawful Eviction case! I got the Tenants Guide and the Managing Property as well, just to have all perspectives in dealing with the courts properly. Definitely feel it helped us with the case! So nice when you can settle it before you have to see the judge....

This book ignores the fact that most districts require online filing. Its different that way, though the basic information is good. It's not foolproof though, the tenants' rights people keep getting more wording changes.

I've been a California landlord for 16 years now and have bought many books on the subject. This book is, by far, the most valuable book you can get as a California landlord. I bought an edition 16 years ago, used it so much, and wanted an update, so I bought a new edition. In all honesty, not a tremendous amount has changed in the law or in the book, so I don't think a person needs to get a new copy every few years, but EVERY California landlord should have some copy of this book.

Perfect for what I needed. The book goes into great detail about the process of evictions in California. A must for every landlord, large or small.

My mom passed away and I have three renters in a four bedroom house. If I had it to do again, I

would have cleared out everything and turned the house over to a management company. This book is very informative and helpful.

Was very disappointed that inside the cover it indicates those who should not use the book -- which included mobile home parks. I manage a small mobile home park and the information wasn't helpful for my situation.

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