

**TENTATIVE RULINGS for CIVIL LAW and MOTION**  
**July 22, 2015**

Pursuant to Yolo County Local Rules, the following tentative rulings will become the order of the court unless, by 4:00 p.m. on the court day before the hearing, a party requests a hearing and notifies other counsel of the hearing. To request a hearing, you must contact the clerk of the department where the hearing is to be held. Copies of the tentative rulings will be posted at the entrance to the courtroom and on the Yolo Courts Website, at [www.yolo.courts.ca.gov](http://www.yolo.courts.ca.gov). If you are scheduled to appear and there is no tentative ruling in your case, you should appear as scheduled.

Telephone number for the clerk in Department Two: (530) 406-6843

**TENTATIVE RULING**

**Case:** Bola v. Trujillo  
Case No. CV UD 15-893  
**Hearing Date:** July 22, 2015 Department Two 9:00 a.m.

Defendants Anthony Trujillo and Bobbie Burgett’s unopposed motion to quash plaintiffs Parminder Singh Bola and Satinder Kaur Bola’s summons and complaint is **GRANTED**. (Code Civ. Proc., §§ 1161, 1162.) Defendants submit evidence to establish they were not served with the three-day notice to pay rent or quit, attached to the complaint as Exhibit A, on June 23, 2015. Rather, defendants establish that they were served with a different three-day notice on June 19, 2015. (Cal. Rules of Court, rule 3.1327(b); *Palm Property Investments, LLC v. Yadegar* (2011) 194 Cal.App.4th 1419, 1425–1427; Decl. of Anthony Trujillo, ¶¶ 1-4, Exh. 2; Decl. of Bobbie Burgett, ¶¶ 1-4, Exh. 2.)

If no hearing is requested, this tentative ruling is effective immediately. No formal order pursuant to California Rule of Court 3.1312, or further notice is required.

**TENTATIVE RULING**

**Case:** Ofrecio v. Rinetti  
Case No. CV UD 15-902  
**Hearing Date:** July 22, 2015 Department Two 9:00 a.m.

Defendants Brian and Gina Rinetti’s motion to quash is **DENIED**. Plaintiffs’ complaint states a sufficient cause of action in unlawful detainer based on the expiration of a fixed term lease. (Complaint, ¶ 9; Code Civ. Proc., § 1161(1); *Castle Park No. 5 v. Katherine* (1979) 91 Cal.App.Supp. 6.)

If no hearing is requested, this tentative ruling is effective immediately. No formal order pursuant to California Rule of Court 3.1312, or further notice is required.