

TENTATIVE RULINGS for CIVIL LAW and MOTION
February 25, 2016

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 on Yolo Court's Website, at 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.

Please take note that Yolo Superior Court is now located at 1000 Main Street, in Woodland.

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

TENTATIVE RULING

Case: **Heritage Oaks, L.P. v. Mitchell**
Case No. CV UD 15-1771
Hearing Date: **February 25, 2016** **Department Eleven** **9:00 a.m.**

Defendants Erin Mitchell and Terrence Mitchell's request that the Court take judicial notice of Exhibit A and defendants' answer filed on December 22, 2015, is **GRANTED**. (Evid. Code, § 452, subs. (c), (d).)

Defendants' motion for judgment on the pleadings directed to plaintiff Heritage Oaks, L.P.'s complaint is **DENIED**. (Code Civ. Proc., § 438, subd. (c)(1)(B).) Plaintiff alleges facts sufficient to support an unlawful detainer complaint. More specifically, plaintiff provided sufficient written notice to defendants specifying the grounds for the notice of termination of defendants' tenancy. (42 U.S.C.A. § 1437f(d)(1)(B)(iv); 42 U.S.C.A. § 1437f (o)(7)(E); 24 C.F.R. § 247.4; 24 C.F.R. § 982.310; Plaintiff's Complaint, Exh. 2, pp. 1-4.)

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: **Springer v. Seecon Financial and Const. Co.**
Case No. CV CV 14-1499
Hearing Date: **February 25, 2016** **Department Eleven** **9:00 a.m.**

Plaintiffs' motion to consolidate this matter with *Jensen v. Seecon Financial & Constr. Co., Inc.*, Case No. CV CV 15-1171 is **DENIED**. Plaintiffs have not filed a notice of the motion to consolidate in the *Jensen* matter. (Cal. Rules of Court, rule 3.350(a)(1)(C).)

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.