

TENTATIVE RULINGS for LAW and MOTION

May 16, 2025

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.

Telephone number for the clerk in Department Two

(530) 406-6787

TENTATIVE RULING

Case: **LINC-Holly Court Apartments, LLC v. Rocha et al.**
Case No. CV-2025-0260

Hearing Date: **May 16, 2025** **Department Two** **1:30 p.m.**

Parties are **DIRECTED TO APPEAR.**

TENTATIVE RULING

Case: **Nutter v. Hollowell**
 Case No. CV-2025-1125

Hearing Date: **May 16, 2025** **Department Two** **1:30 p.m.**

Defendants Craig A. Hollowell and Laquashanda A. Hollowell’s demurrer to plaintiff Cameron Miles Nutter’s complaint is **SUSTAINED WITHOUT LEAVE TO AMEND**. (Code Civ. Proc., § 430.10, subd. (e).) The three-day notice to pay rent or quit fails to state that Saturdays and Sundays and other judicial holidays were excluded from defendants’ three-day deadline to either pay rent or surrender possession of the premises. (Code Civ. Proc., § 1161, subd. (2); Complaint, ¶ 9(e), Exhibit 2.) Further, the notice does not provide the telephone number of the person to whom the rent payment shall be made. (Code Civ. Proc., § 1161, subd. (2); Complaint, ¶ 9(e), Exhibit 2.) As plaintiff did not strictly comply with the statutory requirements, he cannot maintain the unlawful detainer action against defendants. (*Kwok v. Bergren* (1982) 130 Cal.App.3d 596, 599–600.)

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