

TENTATIVE RULINGS for LAW and MOTION
February 13, 2026

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
Telephone number for the clerk in Department Eight	(530) 406-6927
Telephone number for the clerk in Department Fourteen	(530) 406-6800

TENTATIVE RULING

Case: **ASI Savannah at Southport, LP v. Moody**
Case No. CV2026-0204

Hearing Date: **February 13, 2026** **Department Two** **1:30 p.m.**

Defendant Katrina Moody’s request for judicial notice is **GRANTED**. (Evid. Code, §§ 451, subd. (b), 452, subd. (c), 453.)

Defendant’s demurrer to plaintiff ASI Savannah At Southport, LP’s complaint is **SUSTAINED WITHOUT LEAVE TO AMEND**. (Code Civ. Proc., § 430.10, subd. (e).) While plaintiff attached the Violence Against Women Act (“VAWA”) notices to its three-day notice to quit – material breach (“three-day notice”), the Notice of Occupancy Rights under the VAWA was not completed as articulated in U.S. Department of Housing and Urban Development’s (“HUD”) model Notice of Occupancy Rights (HUD-5830). (Complaint, ¶ 9(e), Exhibit 2; Defendant’s RJN, Exhibits A & B.) Therefore, plaintiff did not attach a “‘Notice of Occupancy Rights under the Violence Against Women Act,’ as prescribed and *in accordance with directions provided by HUD*” to the notice served on defendant. (24 C.F.R. § 5.2005, subds. (a)(1)(i), (a)(2)(iii), emphasis added; see also 34 U.S.C.A. § 12491, subd. (a)(3)(J); 24 C.F.R. § 5.2003; Complaint, ¶ 6(c), Exhibit 1, p. 1.) As the notice did not include VAWA notices as required by statute, it “cannot support an action for unlawful detainer.” (*DHI Cherry Glen Associates, L.P. v. Gutierrez* (2019) 46 Cal.App.5th Supp. 1, 9-10.)

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.

TENTATIVE RULING

Case: **Rae v. State of California et al.**
Case No. CV-2023-2113

Hearing Date: **February 13, 2026** **Department Eight** **9:00 a.m.**

Motion for relief:

The Court rules on plaintiff Matthew Rae’s motion for order granting plaintiff relief as follows:

- The motion for relief as to the Court’s August 20, 2024, Order, is **DENIED**. (Code Civ. Proc., § 473, subd. (b).) The motion as to this Order is untimely. (*Ibid.*)
- The motion for relief as to the Judgment of Dismissal entered on October 24, 2025, is **DENIED**. (Code Civ. Proc., § 473, subd. (b).) Plaintiff fails to show that the entry of the Judgment of Dismissal was the result of his mistake, inadvertence, surprise or excusable neglect. (*Baratti v. Baratti* (1952) 109 Cal.App.2d 917, 921 – 922; see generally Rae Decl.)

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.

Motion for joinder:

Plaintiff Matthew Rae’s motion for compulsory joinder and leave to amend is **DENIED**. (Code Civ. Proc., §§ 389, 472a, 473, 576.) Given the Judgment of Dismissal entered on October 24, 2025, and the Court’s ruling on plaintiff’s motion for relief, the Court lacks subject matter jurisdiction to determine this motion. (See *Hagan Engineering, Inc. v. Mills* (2003) 115 Cal.App.4th 1004, 1008.)

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.

TENTATIVE RULING

**Case: Sokyrko v. Maxat Hybrid Repair
Case No. CV-2026-0232**

Hearing Date: February 13, 2026 Department Fourteen 9:00 a.m.

Parties are **DIRECTED TO APPEAR.**

TENTATIVE RULING

Case: **Zhou v. Hotel Winters, LLC**
 Case No. CV2022-1963

Hearing Date: **February 13, 2026** **Department Eight** **9:00 a.m.**

The Court, in its discretion, considers defendant and judgment creditor Hotel Winters, LLC’s (“defendant”) untimely opposition, filed February 6, 2026. (Code Civ. Proc., § 1005, subd. (b); Cal. Rules of Court, rule 3.1300(d); *Rancho Mirage Country Club Homeowners Assn. v. Hazelbaker* (2016) 2 Cal.App.5th 252, 262 [stating that “a trial court has broad discretion to accept or reject late-filed papers”]; Dillon decl., ¶¶ 2-6.)

As the Court is considering the late-filed opposition, on its own motion, the Court **CONTINUES** plaintiff Xinyao Zhou’s motion to vacate attorney fee award and charging order based on extrinsic fraud and defendant’s motion to foreclose charging order to **March 13, 2026**, at 9:00 a.m. in Department Eight. Plaintiff may file an amended reply in support of her motion to vacate attorney fee award by **February 23, 2026**. (See Code Civ. Proc., § 1005, subd. (b).)