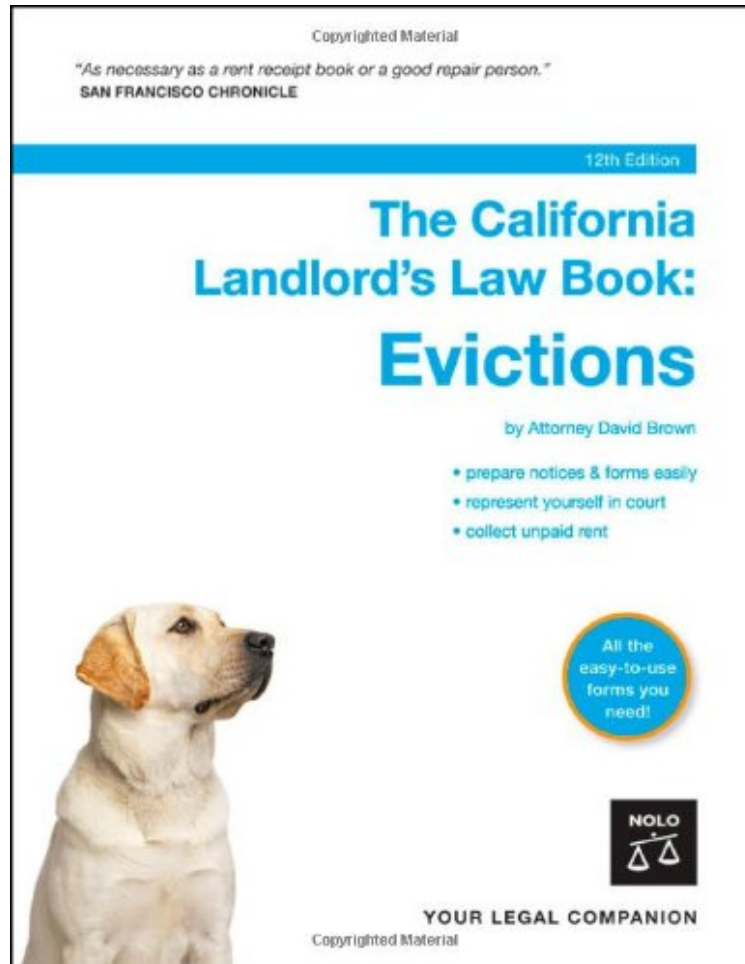


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The California Landlord's Law Book: Evictions. Book with CD-Rom (12th edition)

David Brown Attorney

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David Brown Attorney : The California Landlord's Law Book: Evictions. Book with CD-Rom (12th edition)

before purchasing it in order to gage whether or not it would be worth my time, and all praised The California Landlord's Law Book: Evictions. Book with CD-Rom (12th edition):

14 of 14 people found the following review helpful. contains numerous errorsBy S. RhinehartI have long been a fan of Nolo Press books, in the belief that intelligent and diligent people should be empowered to handle some of their basic legal needs without having to hire a high-priced attorney for every little thing. My husband and I have used other Nolo books through the years, and have only learned about one mistake in the books along the way, but then again, the wills and more that we created with the help of Nolo books have never had to stand up to a legal challenge. The numerous flaws in Nolo's Evictions book and CD have caused us to worry about the quality of the other Nolo books, and the

mistakes they may contain that we may not learn about until too late. My husband and I turned to the Nolo Evictions book for guidance through the unfamiliar process of evicting nonpaying tenants. The book has been better than nothing, but still just a mixed blessing because even the latest 2011 edition was carelessly edited and only partially updated. It and the accompanying CD contain numerous errors, some of which are serious enough that they could cost you your case against your tenant if the tenant files a response to your Unlawful Detainer Complaint. And the tenant can fight more easily than you can, because there are all kinds of free legal help available to tenants that the landlords can't get, even though the deadbeat tenant may be making more income than the landlord! The 2011 CD that accompanies the book, for example, still has the 2004 edition of a required Summons form, even though that form was revised in 2009. The information required is the same on both versions, but a Placer County court clerk rejected the older form when my husband tried to submit it. The book shows the correct form, but the CD does not have it. The CD's ReadMe file also refers to information at the end of the file that is not actually there, and the link you are supposed to use for registering the software online is missing too. Nolo advises registering your software so you can get update info. and corrections from Nolo. How ironic. You can still fax in the paperwork, which I did, but I got no response or acknowledgment or updates. Of course, there's no guarantee the fax number was correct, either.) In section after section of the book, the detailed instructions tell you to mark one thing, and that it could damage your case not to do exactly so, but then the sample form illustrating that concept shows something else marked. After digging up a phone number for Nolo, the representative finally directed to a Web site that had some of the updated forms and information, but only some. So often, the book's errors leave you unsure what to do, or if what you have guessed you should do will prove to be acceptable to a judge. Time after time, the book's detailed directions tell you to do this or that on item 2E (for example) of this particular form, then you look at the form and the item number does not exist, nor anything even like it. If this happened once or twice, it would be annoying but forgivable. But it occurs over and over again, to the point where I want to return the book and CD to and get a refund. Why did I bother with the 2011 edition? It's no better than the 2009 one, which had many of the same errors. The self-help area in my local court house has offered some assistance, but each time a long wait is involved, and many hours of missed job time. And the law students who volunteer there have already warned that they do not assist at all with the monetary judgment portion of the process, which we have to do once the tenants are formally evicted by the sheriff. Given the questionable accuracy of the book so far, it is scary to be left now entirely at the mercy of this book's author and his shoddy editors. Had we known all that would be involved in this, alas, my husband and I probably would have hired a lawyer after all. 0 of 0 people found the following review helpful. Five Stars By Trudance great book to help with evictions 1 of 1 people found the following review helpful. Saved money not hiring an attorney... By Miss Soccer I completely recommend this book to anyone that is a landlord; it was a life saver for me. Buy it before you need it and educate yourself; it is worth having the book around! This book walks you through the entire Eviction process, shows you examples of the court documents in which you will need to proceed with the eviction, and gives you prime examples of different situations. The California court system "help" offices WILL NOT help landlords, only tenants. The attorney working the help office said, "Landlords have more resources available to them," which is why they will not help. The attorney is the one that recommended this book to me though, and it truly walked me through the entire process with ease and less stress.

The highly praised, step-by-step guide to evicting a problem tenant. Sooner or later, every landlord is faced with handling an eviction. The California Landlord's Law Book: Evictions shows you how to proceed every step of the way. Step by step and in plain English, this book explains the different legal grounds for eviction and provides all the forms and instructions necessary 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 and collect the unpaid rent after you win. Still the only step-by-step guide through the California eviction process, the 12th edition reflects current law and provides the latest information, forms and instructions you need.

"Recommended by the state Department of Consumer Affairs." -- Sacramento Bee "An up-to-date book such as this is as necessary as a rent receipt book or a good repair person." -- San Francisco Chronicle "Recommended by the state Department of Consumer Affairs." From the Publisher The definitive step-by-step guide to evicting a problem tenant !