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The California Landlord's Law Book: Evictions (California Landlord's Law Book Vol 2 : Evictions)

David Brown

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David Brown : The California Landlord's Law Book: Evictions (California Landlord's Law Book Vol 2 : Evictions) 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 (California Landlord's Law Book Vol 2 : Evictions):

14 of 14 people found the following review helpful. Forms do not comply with California Law: my eviction was totally blown up by a demurrerBy Charles A PeaveyI have used variations of this book for over 15 years. One time I had a judge throw out an Unlawful Detainer action because the forms in the book for a 3-day Perform Covenant or Quit did not conform to the law: no explanation given. I thought it was an anomaly since the judge was a pro-tem judge and the tenant had moved out and so there was really no problem and I didn't follow up. I thought nothing more of it until

last month. I issued a 3-day notice to Perform Covenant from this book and filed an Unlawful Detainer Action as soon as the period for the notice expired. I had the summons and complaint served by the Sheriff and when I went to take a default: BAM, I learned that a Notice of motion and demurrer was filed. The allegation was that the 3-day notice failed to comply with CCP ss1161(2) and the allegation was upheld. I lost several weeks, the motion was upheld and I lost not only the suit but also my costs and that of the other party. I have to file all over again from the beginning. This was as a result of following the instructions in this book to the letter! Great book unless someone contests its content in a court of law, then it is going to cost you!!!!0 of 0 people found the following review helpful. I've been a California landlord for 16 years now and ...By dhalsim2I've been a California landlord for 16 years now and have bought many books on the subject. This book is, by far, the most valuable book you can get as a California landlord. I bought an edition 16 years ago, used it so much, and wanted an update, so I bought a new edition. In all honesty, not a tremendous amount has changed in the law or in the book, so I don't think a person needs to get a new copy every few years, but EVERY California landlord should have some copy of this book.1 of 1 people found the following review helpful. So nice when you can settle it before you have to ...By MtnSqlr_SFCVery helpful in an Unlawful Eviction case! I got the Tenants Guide and the Managing Property as well, just to have all perspectives in dealing with the courts properly. Definitely feel it helped us with the case! So nice when you can settle it before you have to see the judge....

Ready to evict a problem tenant? Use the definitive step-by-step guide to evictions in CaliforniaSooner or later, every landlord is faced with handling an eviction. Don't get caught spending thousands on attorney's fees when The California Landlord's Law Book: Evictions will guide you through the process every step of the way -- without breaking the bank.Read up on the different legal grounds for eviction in plain English, plus get all the forms and step-by-step instructions needed to perform a successful and legal eviction. Learn how 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. collect the unpaid rent after you winCalifornia landlords can pay a lawyer several thousands of dollars to do an eviction, or can download it themselves. All official forms, with detailed instructions on how to fill them out and present their case in court. Includes information on collecting a money judgment.

"Attorney David Brown discusses virtually every possible situation which might lead to an eviction. I especially liked all the blank forms and checklists". -- Robert Bruss