

“Civility allows for zealous representation, reduces clients’ costs, better advances clients’ interests, reduces stress, increases professional satisfaction, and promotes effective conflict resolution.” -- OCBA Civility Guidelines

Superior Court of the State of California
County of Orange
TENTATIVE RULINGS FOR DEPARTMENT C65
HON. JULIANNE SARTAIN BANCROFT

Date: Friday, January 17, 2025, 8:30 a.m.

- All counsel and self-represented parties appearing for such hearings should check-in online through the Court's civil video appearance website at <https://www.occourts.org/media-relations/civil.html> prior to the commencement of their hearing. Once the online check-in is completed, participants will be prompted to join the courtroom’s Zoom hearing session. Check-in instructions and an instructional video are available on the court’s website. All remote video participants shall comply with the Court’s “Guidelines for Remote Appearances” also posted online at <https://www.occourts.org/media-relations/aci.html>. A party choosing to appear in person can do so by appearing in the courtroom on the date/time of the initial appearance. All hearings are open to the public. The courtroom doors are open.
- You must provide your own court reporter (unless you have a fee waiver and request one in advance).
- Call the other side and ask if they will submit to the tentative ruling. If everyone submits, then call the clerk. The tentative ruling will become the order. If anyone does not submit, there is no need to call the clerk. The court will hold a hearing. The court may rule differently at the hearing. (See *Lewis v. Fletcher Jones Motor Cars, Inc.* (2012) 205 Cal.App.4th 436, 442, fn. 1.)

#	Case Name	Tentative
28	Kimes v. Glass	Motion for contempt. The court’s previous finding that Glass was not in contempt of court is a final judgment and this court has no jurisdiction to enter a new or different order. (Code Civ. Proc. § 1222.) If moving party wishes to bring a new claim of contempt for acts not already adjudicated he must follow the procedures of Code of Civil Procedure section 1211 et seq.
29	AIC Owner, LLC v. Dunchok	Defendant’s demurrer to unlawful detainer complaint is OVERRULED. Three of the four grounds rely on evidence outside the four corners of the complaint. The fourth ground contends the notice to cure or quit was ambiguous. The court finds this argument is without support. Defendant to answer the complaint within 5 days.
30	BLB US Inc. v. Core-Arms, LLC	Defendant’s demurrer to unlawful detainer complaint is SUSTAINED WITHOUT LEAVE TO AMEND. A proper notice to quit is an element of plaintiff’s prima facie case. The notice to quit here is improper because it fails to include the amount of unpaid rent due, as required by statute. (CCP 1161.)
31	Munoz v. Sanchez Melgar	Defendant’s demurrer to unlawful detainer complaint is OVERRULED. The notice states the information required by statute. Defendant must answer the complaint within 5 days.

32	VJHB Cove, LLC v. Senatore	Defendant's motion for stay of execution appears premature. It does not appear that a writ of possession has been requested, much less issued. Therefore, there is no good cause to issue the stay at this time.
33	Ziade v. Homes	Defendant's motion to quash is DENIED. The basis of the motion is that Plaintiff did not obtain an order from this court to serve the summons and complaint by posting. Such an order was filed 11/21/2024. Defendant shall have 5 days to answer the complaint.
34	Park Newport LP v. Sanders	Plaintiff's motion to deem answers admitted. GRANTED. Discovery sanctions in the amount of \$1,185 awarded. Defendant's motion to continue for two weeks DENIED.
35	Houser Bros. v. Gailian	Court trial
36	Lee v. VF Developments LLC	Labor Commissioner Appeal.
37	Eu v. City of Santa Ana	Parking citation appeal. Agency file not received within 15 days after service of court's request. (Veh. Code, § 40230.)
38	McKay v. City of Laguna Beach	Parking citation appeal.
39	Carles v. Huntington Beach	Civil Citation Appeal. Agency file not received within 15 days after service of court's request. (Gov. Code, § 53069.4.) Notice of hearing has an incorrect hearing date. Continue matter and re-serve notice on the city.
40	Gruber v. Huntington Beach	Parking citation appeal. Agency file not received within 15 days after service of court's request. (Veh. Code, § 40230.)
41	Schauer v. Huntington Beach	Parking citation appeal. Agency file not received within 15 days after service of court's request. (Veh. Code, § 40230.)