

FOR COURT USE ONLY

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):  
ARNOLD W. EVJE II, Attorney at Law, SB #095124  
995 Market Street, Suite 1500  
San Francisco, California, 94103

TELEPHONE NO.: (415) 495-8800 FAX NO. (Optional):  
E-MAIL ADDRESS (Optional):

ATTORNEY FOR (Name): TENDERLOIN HOUSING CLINIC, INC., Plaintiff

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO  
STREET ADDRESS: 400 McAllister Street  
MAILING ADDRESS:  
CITY AND ZIP CODE: San Francisco, California, 94102  
BRANCH NAME:

PLAINTIFF: TENDERLOIN HOUSING CLINIC, INC.  
DEFENDANT: DARREN HOWARD

DOES 1 TO 10, inclusive

**FILED**  
San Francisco County Superior Court

JUL 19 2005

GORDON PARK-LI, Clerk  
BY: *[Signature]*  
Deputy Clerk

**SUMMONS ISSUED**

FILE NUMBER: 05 615063

COMPLAINT — UNLAWFUL DETAINER\*

COMPLAINT  AMENDED COMPLAINT (Amendment Number):

Jurisdiction (check all that apply):

ACTION IS A LIMITED CIVIL CASE

Amount demanded  does not exceed \$10,000  
 exceeds \$10,000 but does not exceed \$25,000

ACTION IS AN UNLIMITED CIVIL CASE (amount demanded exceeds \$25,000)

ACTION IS RECLASSIFIED by this amended complaint or cross-complaint (check all that apply):

from unlawful detainer to general unlimited civil (possession not in issue)  from limited to unlimited  
 from unlawful detainer to general limited civil (possession not in issue)  from unlimited to limited

1. PLAINTIFF (name each): TENDERLOIN HOUSING CLINIC, INC.

alleges causes of action against DEFENDANT (name each): DARREN HOWARD

2. a. Plaintiff is (1)  an individual over the age of 18 years. (4)  a partnership.  
(2)  a public agency. (5)  a corporation. California Nonprofit  
(3)  other (specify):

b.  Plaintiff has complied with the fictitious business name laws and is doing business under the fictitious name of (specify):

3. Defendant named above is in possession of the premises located at (street address, apt. no., city, zip code, and county):  
405 Valencia Street, #515, San Francisco, CA., 94103, San Francisco County

4. Plaintiff's interest in the premises is  as owner  other (specify): as lessee of owner. Plaintiff and the named defendant(s) have a sublessor-sublessee agreement as more fully described below.

5. The true names and capacities of defendants sued as Does are unknown to plaintiff.  
6. a. On or about (date): before defendant (name each): DARREN HOWARD  
July 1, 2005

(1) agreed to rent the premises as a  month-to-month tenancy  other tenancy (specify):  
(2) agreed to pay rent of \$ 232.50 payable  monthly  other (specify frequency): twice monthly  
(3) agreed to pay rent on the  first of the month  other day (specify): and the sixteenth (16th) day of each month

b. This  written  oral agreement was made with  
(1)  plaintiff. (3)  plaintiff's predecessor in interest.  
(2)  plaintiff's agent. (4)  other (specify):

NOTE: Do not use this form for evictions after sale (Code Civ. Proc., § 1161a).

PLAINTIFF (Name): TENDERLOIN HOUSING CLINIC, INC.	CASE NUMBER:
DEFENDANT (Name): DARREN HOWARD, et al.	

6. c.  The defendants not named in item 6a are
- (1)  subtenants.
  - (2)  assignees.
  - (3)  other (specify): Unapproved occupants in possession
- d.  The agreement was later changed as follows (specify):
- e.  A copy of the written agreement, including any addenda or attachments that form the basis of this complaint, is attached and labeled Exhibit 1. (Required for residential property, unless item 6f is checked. See Code Civ. Proc., § 1166.)
- f.  (For residential property) A copy of the written agreement is not attached because (specify reason):
- (1)  the written agreement is not in the possession of the landlord or the landlord's employees or agents.
  - (2)  this action is solely for nonpayment of rent (Code Civ. Proc., § 1161(2)).
7.  a. Defendant (name each): DARREN HOWARD

was served the following notice on the same date and in the same manner:

- (1)  3-day notice to pay rent or quit
- (2)  30-day notice to quit
- (3)  60-day notice to quit
- (4)  3-day notice to perform covenants or quit
- (5)  3-day notice to quit
- (6)  Other (specify): Three (3) Day Notice to Terminate Tenancy

- b. (1) On (date): July 15, 2005 the period stated in the notice expired at the end of the day.
- (2) Defendants failed to comply with the requirements of the notice by that date.
- c. All facts stated in the notice are true.
- d.  The notice included an election of forfeiture.
- e.  A copy of the notice is attached and labeled Exhibit 2. (Required for residential property. See Code Civ. Proc., § 1166.)
- f.  One or more defendants were served (1) with a different notice, (2) on a different date, or (3) in a different manner, as stated in Attachment 8c. (Check item 8c and attach a statement providing the information required by items 7a-e and 8 for each defendant.)

8. a.  The notice in item 7a was served on the defendant named in item 7a as follows:
- (1)  by personally handing a copy to defendant on (date): July 12, 2005
  - (2)  by leaving a copy with (name or description): \_\_\_\_\_, a person of suitable age and discretion, on (date): \_\_\_\_\_ at defendant's  residence  business AND mailing a copy to defendant at defendant's place of residence on (date): \_\_\_\_\_ because defendant cannot be found at defendant's residence or usual place of business.
  - (3)  by posting a copy on the premises on (date): \_\_\_\_\_ AND giving a copy to a person found residing at the premises AND mailing a copy to defendant at the premises on (date): \_\_\_\_\_
    - (a)  because defendant's residence and usual place of business cannot be ascertained OR
    - (b)  because no person of suitable age or discretion can be found there.
  - (4)  (Not for 3-day notice; see Civil Code, § 1946 before using) by sending a copy by certified or registered mail addressed to defendant on (date): \_\_\_\_\_
  - (5)  (Not for residential tenancies; see Civil Code, § 1953 before using) in the manner specified in a written commercial lease between the parties.
- b.  (Name): \_\_\_\_\_ was served on behalf of all defendants who signed a joint written rental agreement.
- c.  Information about service of notice on the defendants alleged in item 7f is stated in Attachment 8c.
- d.  Proof of service of the notice in item 7a is attached and labeled Exhibit 3.

9.  Plaintiff demands possession from each defendant because of expiration of a fixed-term lease.
10.  At the time the 3-day notice to pay rent or quit was served, the amount of rent due was \$ \_\_\_\_\_
11.  The fair rental value of the premises is \$ \_\_\_\_\_ per day.

PLAINTIFF (Name): TENDERLOIN HOUSING CLINIC, INC.  
DEFENDANT (Name): DARREN HOWARD, et al.

CASE NUMBER:

- 12.  Defendant's continued possession is malicious, and plaintiff is entitled to statutory damages under Code of Civil Procedure section 1174(b). (State specific facts supporting a claim up to \$600 in Attachment 12.)
- 13.  A written agreement between the parties provides for attorney fees.
- 14.  Defendant's tenancy is subject to the local rent control or eviction control ordinance of (city or county, title of ordinance, and date of passage): San Francisco Residential Rent Stabilization and Arbitration Ordinance, No. 276-79, as amended.

Plaintiff has met all applicable requirements of the ordinances.

- 15.  Other allegations are stated in Attachment 15.
- 16. Plaintiff accepts the jurisdictional limit, if any, of the court.

17. PLAINTIFF REQUESTS

- a. possession of the premises.
- b. costs incurred in this proceeding:
- c.  past-due rent of \$
- d.  reasonable attorney fees.
- e.  forfeiture of the agreement.
- f.  damages at the rate stated in item 11 from (date:) for each day that defendants remain in possession through entry of judgment.
- g.  statutory damages up to \$600 for the conduct alleged in item 12.
- h.  other (specify): Such other and further relief as the Court may deem just and necessary.

- 18.  Number of pages attached (specify): Two (2)

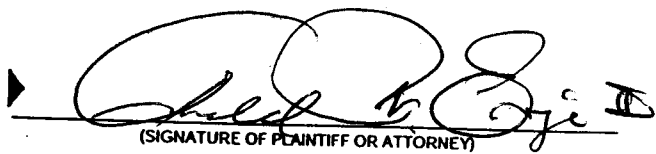
UNLAWFUL DETAINER ASSISTANT (Bus. & Prof. Code, §§ 6400-6415)

19. (Complete in all cases.) An unlawful detainer assistant  did not  did for compensation give advice or assistance with this form. (If plaintiff has received any help or advice for pay from an unlawful detainer assistant, state:)

- a. Assistant's name:
- b. Street address, city, and zip code:
- c. Telephone No.:
- d. County of registration:
- e. Registration No.:
- c. Expires on (date):

Date: July 18, 2005

ARNOLD W. EVJE II  
(TYPE OR PRINT NAME)

  
(SIGNATURE OF PLAINTIFF OR ATTORNEY)

VERIFICATION

(Use a different verification form if the verification is by an attorney or for a corporation or partnership.)

I am the plaintiff in this proceeding and have read this complaint. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date:

(TYPE OR PRINT NAME)

SEE ATTACHED VERIFICATION

(SIGNATURE OF PLAINTIFF)

THREE (3) DAY NOTICE  
TO TERMINATE TENANCY

RECEIVED  
2005 JUL 12 AM 10:18  
S.F. RESIDENTIAL RENT  
STABILIZATION BOARD  
445 CALIFORNIA ST  
SAN FRANCISCO, CA. 94104


1  
2  
3 TO: DARREN HOWARD, 405 Valencia Street, #505, San Francisco, CA.  
4 DOES 1 - 10, inclusive:  
5 PLEASE TAKE NOTICE THAT YOU ARE HEREBY required within three (3)  
6 days of service of this notice upon you, to vacate the above-  
7 described premises and deliver possession of the premises now held  
8 and occupied by you to LEONA LUCKETT, who is located at  
9 405 Valencia Street, Manager's Office, San Francisco, CA.  
10 and who is authorized to receive the same by the landlord.

11 THIS NOTICE is intended for the purpose of terminating the rental  
12 agreement by which you now hold possession of the above-described  
13 premises. Your failure to deliver possession of the premises  
14 within three (3) days of service of this notice upon you will  
15 cause the undersigned to initiate legal proceedings against you to  
16 declare a forfeiture of your rental agreement, to recover  
17 possession of the premises, and to seek judgment for rent owed  
18 through the expiration date of this notice, with damages for each  
19 day of occupancy after that date.

20 ADVICE REGARDING THIS NOTICE IS AVAILABLE FROM THE SAN FRANCISCO  
21 RESIDENTIAL RENT STABILIZATION AND ARBITRATION BOARD, 25 VAN NESS  
22 AVENUE, SAN FRANCISCO, CALIFORNIA, TELEPHONE NUMBER 252-4600.

23 THE RENT SHALL BE DUE AND PAYABLE to and including the date of  
24 termination of your tenancy.

25 THIS NOTICE complies with the San Francisco Administrative Code,  
26 Chapter 37.9(a), Subsection (3), in that: You are committing or  
27 permitting to exist a nuisance in, or are causing substantial  
28 damage to, the rental unit, or are causing a substantial inter-  
ference with the comfort, safety or enjoyment of the landlord or  
tenants in the building. Specifically, on June 23, 2005, the pest  
control management for the above premises reported that your unit  
has excessive personal property stored there and that the house-  
keeping in the unit was poor. You have been warned several times  
both orally and in writing regarding the above and have failed and  
refused to rectify the situation. On June 24, 2005, you left an  
article in your sink with the water running and this had caused  
flooding and water damage in several other units in the building.  
Finally, on July 1, 2005, you threatened the building manager with  
violence, without provocation or justification, by stating that  
when you returned to the building, you would "take care of [her]  
ass." Based on this threat, she is obtaining a restraining order.  
DATED: July 11, 2005

  
ARNOLD W. EVJE II  
Attorney for Landlord, TENDERLOIN  
HOUSING CLINIC, INC.

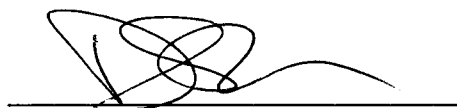
VERIFICATION

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I, Drennen Shelton, say that:

I am the Director of Property Management for Tenderloin Housing Clinic, Inc., a California Non-Profit Corporation who is the Plaintiff in the above-entitled action. As such I am more familiar with the facts alleged in the above pleading than the plaintiff and for that reason make this verification on plaintiff's behalf, and am authorized to do so.

I have read the foregoing Complaint in Unlawful Detainer and the facts alleged in the above pleading are within my knowledge. The foregoing is true of my knowledge, except as to the matters therein stated on my belief, and as to those matters, I believe to be true. I declare under penalty of perjury that the foregoing is true and correct. Executed at San Francisco, California on July 13, 2005.



Drennen Shelton  
Director of Property Management