

1 Plaintiff's Motion for Preliminary Approval of Class Action Settlement came before the Court
2 on ~~August 25, 2023~~. ~~JFFGH~~

3 Having considered the proposed settlement agreement and class notice; the Motion for
4 Preliminary Approval of Class Action Settlement filed by Plaintiff; and good cause appearing, THE
5 COURT HEREBY ORDERS THE FOLLOWING:

6 The Court grants preliminary approval of the settlement and finds the terms to be within the
7 range of reasonableness of a settlement that ultimately could be granted approval by the Court at the
8 final Fairness Hearing. For purposes of the settlement, the Court finds that the proposed settlement
9 class is ascertainable and that there is a sufficiently well-defined community of interest among the
10 Class in questions of law and fact. Therefore, for settlement purposes only, the Court grants
11 conditional certification of the following "Class Members" defined as: all persons who leased
12 residential units from L.A. Southpark High-Rise, LP in California except those who were evicted, at
13 any time during the period of November 17, 2013, to December 16, 2019 who paid a security deposit
14 to L.A. Southpark High-Rise, LP for a rental agreement for residential property in California and had
15 any portion of their security deposit withheld by L.A. Southpark High-Rise, LP for cleaning, repair
16 work, and/or late charges for rent.

17 1. For purposes of the settlement, the Court further designates named Plaintiff Juan
18 Navarro as Class Representative, and Joseph Lavi and Jordan D. Bello of Lavi & Ebrahimian LLP,
19 and Sahag Majarian II of the Law Offices of Sahag Majarian II as Class Counsel.

20 2. The Court confirms CPT Group, Inc. as the Settlement Administrator.

21 3. A final fairness hearing on the question of whether the proposed settlement should be
22 finally approved as fair, reasonable and adequate as to the members of the Settlement Class is
23 scheduled in Department 10 of this Court, located at 312 North Spring Street, Los Angeles, California
24 90012, on ~~FFGH~~ ~~2023~~ at ~~FFGH~~. The Court reserves the right to adjourn
25 or continue the date of the final approval hearing and all dates provided for in this Order without
26 further notice to Class Members and retains jurisdiction to consider all further applications arising
27 out of or connected with the proposed Settlement.

1 4. At the final fairness hearing, the Court will consider: (a) whether the settlement should
2 be approved as fair, reasonable, and adequate for the class; (b) whether a judgment granting approval
3 of the settlement should be entered; and (c) whether Plaintiff's application for an award of attorneys'
4 fees, reimbursement of litigation expenses, and class representative enhancement should be granted.

5 5. The Court approves, as to form and content, the Class Notice attached to the Settlement
6 Agreement.

7 6. The Court directs the mailing of the Class Notice by first class mail to the members of
8 the Class on or before the deadline to mail the notice packet pursuant to the Settlement Agreement.

9 7. The Court finds that the form of notice to the Class Members regarding the pendency
10 of the action and of this settlement, and the methods of giving notice to members of the Class
11 Members to constitute the best notice practicable under the circumstances and constitute valid, due,
12 and sufficient notice to all members of the Class. The notice complies fully with the requirements of
13 California Code of Civil Procedure section 382, California Civil Code section 1781, California Rules
14 of Court 3.766 and 3.769, the California and United States Constitutions, and other applicable law.

15 8. The Court further approves the procedures for Class Members to participate in, opt out
16 of, or object to the Settlement, as set forth in the settlement agreement and class notice. The
17 procedures and requirements for filing objections in connection with the fairness hearing are intended
18 to ensure the efficient administration of justice and the orderly presentation of any Class Member's
19 objection to the Settlement Agreement, in accordance with the due process rights of all Class
20 Members.

21 9. Pending the Fairness Hearing, all proceedings in this action, other than proceedings
22 necessary to carry out or enforce the terms and conditions of the settlement agreement and this Order,
23 are stayed. To facilitate administration of the Settlement pending final approval, this Court hereby
24 enjoins Class Members from filing or prosecuting any claims, suits or administrative proceedings
25 regarding claims released by the settlement unless and until such Class Members have filed valid
26 Requests for Exclusion with the Settlement Administrator in this case.

10. Counsel for the parties are hereby authorized to utilize all reasonable procedures in connection with the administration of the settlement which are not materially inconsistent with either this Order or the terms of the Settlement Agreement.

11. The Court orders the following schedule for further proceedings:

Event	Timing
Preliminary Approval	August 25, 2023 JFF FGH
Last Day for Defendant to provide Class Member data to the Settlement Administrator	September 11, 2023 (the first non-holiday 15 calendar days after preliminary approval.) JFF FGH
Last day for Settlement Administrator to mail the Class Notice	September 21, 2023 (10 calendar days after deadline to provide class data) FGH FGH
Response Deadline, i.e., the Deadline for Objections, Exclusion Requests, and Disputes	November 6, 2023 (the first non-holiday 45 calendar days after the deadline to mail Class Notice.) FFF FGH
Extended Response Deadline	November 20, 2023 (or remailings, the Response Deadline is extended by 14 days) FGH FGH
Deadline to file motion for final approval and supporting documents	16 court days prior to the motion hearing date
Hearing on final approval of class action settlement	Set forth in paragraph 3 above

12. The Court reserves the right to adjourn or continue the date of the Settlement Fairness Hearing and all dates provided for in the Stipulation without further notice to the Class, and retains jurisdiction to consider all further applications arising out of or connected with the Stipulation.

IT IS SO ORDERED.

Dated: 09/11/2023



W.F. Hightower

William F. Hightower / Judge