

1 Jess R. Bressi, State Bar No. 110264  
 Ryan C. Stottleyer, State Bar No. 212632  
 2 LUCE, FORWARD, HAMILTON & SCRIPPS LLP  
 2050 Main Street, Suite 600  
 3 Irvine, California 92614  
 Telephone No.: 949.732.3700  
 4 Fax No.: 949.732.3739  
 E-Mail: jbressi@luce.com  
 5 E-Mail: rstottleyer@luce.com

6 Attorneys for Defendant  
 STEADFAST PARK WEST, L.P.,  
 7 erroneously sued herein as  
 STEADFAST PROPERTY & DEVELOPMENT  
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9 **UNITED STATES DISTRICT COURT**  
 10 **EASTERN DISTRICT OF CALIFORNIA**

12 CARLOTTA and MINOR CHILDREN  
 13 OGUNDIMO,

14 Plaintiffs,

15 v.

16 STEADFAST PROPERTY & DEVELOPMENT,  
 17 Defendant.

Case No. 1:09-CV-00231-OWW-SMS

HON. OLIVER W. WANGER

**ORDER RE: HEARING CONDUCTED  
 ON FEBRUARY 22, 2010**

Complaint Filed: February 5, 2009  
 Trial Date: None set

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 19 On February 22, 2010, the Court heard Plaintiff CARLOTTA OGUNDIMO's  
 20 (**Ms. Ogundimo**) additional/new complaints regarding housing/repairs in connection with her  
 21 Motion for Preliminary Injunction (the **Motion**). Ms. Ogundimo, proceeding *pro se*, appeared via  
 22 telephone. Ryan C. Stottleyer of the law firm Luce, Forward, Hamilton & Scripps LLP, appeared  
 23 via telephone on behalf of Defendant STEADFAST PARK WEST, L.P. (**Steadfast**), erroneously  
 24 sued herein as STEADFAST PROPERTY & DEVELOPMENT.

25 The Court, having read and considered the papers in support of and in opposition to the  
 26 Motion and the pleadings and other papers on file herein, and having heard and considered the  
 27 arguments of the parties, hereby ORDERS as follows:

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1           1.       No later than February 24, 2010, Ms. Ogundimo shall serve Steadfast's counsel via  
2 email and U.S. mail with a list/inventory of all repairs and/or maintenance that she believes are  
3 needed to her Unit at Nova Park West Apartments ("**Park West**") and any photographs, videos,  
4 and/or any other documentary evidence that she has taken since February 1, 2010, of the Unit and its  
5 surrounding area.

6           2.       Ms. Ogundimo shall file with the Court the list/inventory identified in Paragraph 1  
7 above no later than February 24, 2010.

8           3.       No later than March 5, 2010, Steadfast shall inspect Ms. Ogundimo's Unit and the  
9 matters identified on the list/inventory identified in Paragraph 1 above. Steadfast shall take  
10 photographs of said matters during this inspection. Ms. Ogundimo is hereby ORDERED to allow  
11 Steadfast to enter her Unit and its surrounding area upon notice given the day before said inspection  
12 is to occur for purposes of allowing Steadfast to conduct said inspection.

13           4.       No later than March 5, 2010, Steadfast shall file with the Court a report summarizing  
14 the results of the inspection identified in Paragraph 3 above. Steadfast shall serve Ms. Ogundimo  
15 with that report via overnight delivery no later than March 5, 2010.

16           5.       Ms. Ogundimo has represented that she has arranged for an inspector to inspect the  
17 Unit and its surrounding area on March 8, 2010. It is hereby ORDERED that Steadfast may be  
18 present to observe that inspection. If any report is generated as a result of said inspection,  
19 Ms. Ogundimo shall serve that report on Steadfast's counsel via email and U.S. mail and file that  
20 report with the Court no later than two (2) days after the report is received by Ms. Ogundimo. If  
21 Steadfast receives that report instead of Ms. Ogundimo for any reason, then Steadfast shall serve  
22 Ms. Ogundimo with that report via overnight delivery and file with the Court that report no later  
23 than two (2) days after the report is received by Steadfast.

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1           6.       Steadfast shall not complete any of the repairs and/or maintenance that may be  
2 needed following the conclusion of the inspections identified in Paragraphs 1 through 4 above,  
3 unless said repairs and/or maintenance is requested by Ms. Ogundimo and/or is required to protect  
4 the immediate health and safety of Ms. Ogundimo (if, for example, there is a pipe burst, broken  
5 window, etc.).

6           7.       Following the Court's receipt of the documents and reports called for by this Order,  
7 the Court shall schedule a further hearing on the Motion.

8           8.       In the event that the March 8, 2010 inspection results in any sort of notice, citation, or  
9 related document from a governmental agency that requires certain repairs and/or maintenance to be  
10 performed by Steadfast by an enumerated deadline, Steadfast may inform the Court of such by filing  
11 and serving a document entitled Notice of Governmental Agency Deadline that identifies the  
12 deadline established and requests authority to complete the repairs and/or maintenance by said  
13 deadline notwithstanding Paragraph 6 above.

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15 **IT IS SO ORDERED.**

16 **Dated: February 25, 2010**

**/s/ Oliver W. Wanger**  
**UNITED STATES DISTRICT JUDGE**

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