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 22 ASSOCIATION, FOSTER, et al.

**E-FILING**

**UNITED STATES DISTRICT COURT  
 FOR THE NORTHERN DISTRICT OF CALIFORNIA**

23 PARK VILLAGE APARTMENTS  
 24 TENANTS ASSOCIATION, WILLIAM  
 25 FOSTER, SHIRLEY SMITH, ISABEL  
 26 ALLEMAN, FRED ALLEN, CHI CHUNG,  
 27 VIRGINIA CHUNG, ANAHID  
 28 ISSAHAKIAN, PATRICIA JOHNSON,  
 MARTIN KOCH, LAWRENCE LEE,  
 KWAN NG, FOSTER REUBEN, MARIA  
 LILLIAN SANCHEZ, CHRISTINE  
 THOMAS, ALISON WRIGHT and  
 CORNELIUS WEEKLEY,

Case No. C-09-4780-EDL  
  
 STIPULATION FOR STAY

Plaintiffs,

v.

MORTIMER HOWARD TRUST,  
 MORTIMER R. HOWARD,  
 Defendants.

1 Plaintiffs, Park Village Apartment Tenants Association, et al. (Plaintiffs) and  
2 Defendants, Mortimer Howard Trust and Mortimer Howard (Defendants), in the above-entitled  
3 action hereby stipulate, by and through respective counsel, to stay any and all action on the  
4 claims currently pending in this action, except for settlement discussions or enforcement of the  
5 terms of the preliminary injunction, as modified by the Ninth Circuit, until either:

- 6 1. Defendants' deadline for filing a petition for *certiorari* in the United  
7 States Supreme Court challenging the Ninth Circuit's decision has  
8 expired and no petition is filed; or  
9 2. The United States Supreme Court denies the petition for *certiorari* or, if  
10 the petition is granted, there is a final disposition by that Court.  
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13  
14 RESPECTFULLY SUBMITTED,

15 BAY AREA LEGAL AID  
16 Lisa S. Greif  
17 Naomi Young  
18 Robert Capistrano

19 NATIONAL HOUSING LAW PROJECT  
20 James R. Grow  
21 Kent Qian

22 Dated: May 6, 2011

23 /s/ Lisa S. Greif

24 \_\_\_\_\_  
25 Lisa S. Greif  
26 Attorneys for Plaintiffs

27 SWIHART AND ASSOCIATES  
28 Thomas Swihart

29 Dated: May 6, 2011

30 /s/ Thomas M. Swihart

31 \_\_\_\_\_  
32 Thomas M. Swihart  
33 Attorneys for Defendants

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I hereby attest that I have on file all holograph signatures for any signatures indicated by a "conformed" signature (/s/) within this efiled document.

Dated: May 6, 2011

By: /s/ Lisa S. Greif  
LISA S. GREIF  
Attorneys for Plaintiffs

**ORDER**

Good cause appearing therefore, IT IS SO ORDERED.

DATED: May 10, 2011

