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**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

\* \* \*

UNITED STATES OF AMERICA *ex rel.*  
CHRISTINA ELLIS and JONATHAN  
ELLIS, Relators,

Plaintiffs,

v.

JING SHU ZHENG and SJ 5318  
INVESTMENT CORP.,

Defendants.

Case No. 2:16-cv-01447-APG-NJK

**FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND ORDER FOR ENTRY  
OF JUDGMENT IN FAVOR OF  
PLAINTIFFS/COUNTERCLAIM  
DEFENDANTS**

On October 16, 2018, I conducted a non-jury trial of the counterclaims asserted in this case by defendant Jing Shu Zheng (“Zheng”). As required by Federal Rule of Civil Procedure 52(a), I hereby enter my findings and conclusions.

**FINDINGS OF FACT**

1. On March 22, 2013, Jonathan and Christina Ellis executed a lease to rent from Zheng the dwelling located at 4411 Melrose Abbey Place, Las Vegas, Nevada (“the House”). A portion of the lease was admitted into evidence at trial as Exhibit 1. The lease required rental payments of \$2,300 per month. The lease was to expire on March 31, 2015.

2. According to the lease agreement, the total security deposit was \$2,500: \$2,300 as a security deposit and \$200 as a key/remote deposit.

3. The Ellises provided Zheng or her agent the deposit of \$2,500 at move in.

4. The Ellises moved in to the House on March 22, 2013. They lived at the House until January 31, 2015.

