

The Law Offices of
Dennis P. Block & Associates
455 No. Moss St.
Burbank, CA 91502
Ph (323) 938-2868 Fx(323) 938-6069
October 10, 2023

Los Angeles County Sheriff Robert Luna
211 W. Temple St.
Los Angeles, CA 90012

Hilda L. Solis, L.A. County Supervisor
500 W. Temple St.
Los Angeles, CA 90012
firstdistrict@bos.lacounty.gov

Holly J. Mitchell, L.A. County Supervisor
500 W. Temple St., Rm. 866
Los Angeles, CA 90012
HollyJMitchell@bos.lacounty.gov

Lindsey Horvath, L.A. County Supervisor
500 W. Temple St., Rm. 821
Los Angeles, CA 90012
ThirdDistrict@bos.lacounty.gov

Janice Hahn, L.A. County Supervisor
500 W. Temple St., Rm. 822
Los Angeles, CA 90012
FourthDistrict@bos.lacounty.gov

Kathryn Barger, L.A. County Supervisor
500 W. Temple St., Rm. 869
Los Angeles, CA 90012
Kathryn@bos.lacounty.gov

Re: Inordinate Amount of Time to Execute on Writs of Possession

Dear Sheriff and Supervisors:

You all probably know about my firm and the work we do. Notwithstanding that we contribute to the homeless population of this county, we nonetheless primarily serve the providers of residential rental units. Without them, many, many more people would be homeless. You have as much at stake in their success as does this firm.

Sheriff Luna and L.A. County Board of Supervisors
Re: Inordinate Amount of Time to Execute on Writs of Possession
10/10/2023
P.2

That is why I am reaching out to you to hopefully solve a terrible problem that is visiting the property provider class and centered on the Sheriff's Court Services Department at the Compton Courthouse.

No matter what delays precede the issuance of a Writ of Possession, post Unlawful Detainer Judgment, that Writ of Possession indicates an adjudication that the tenants no longer have the right to remain in possession of their rental unit.

The delay between the issuance of the Writ of Possession and the lockout is a rental loss that is always borne by the property owner, the provider of the residential rental unit.

I attach to this letter the print out from the Sheriff's Department Court Services Divisions website relating to the last 4 evictions this firm has processed that required the lock out services of the Sheriff's Compton Court Services Division.

Exhibit 1. Case name and number redacted. The Sheriff's print out shows that the Writ of Possession was delivered to the Compton Sheriff's Office on July 29, 2023. The Five Day Notice to Vacate was not served on the tenant for nearly two months, on September 21, 2023. The Sheriff scheduled the lock out for October 5, 2023. It took the Sheriff's Court Services Division 68 days from when they received the Writ package until they were able to schedule a lock out. Fortunately, the tenant moved on October 3rd, and we were able to cancel the lockout. However, over two months from the court's order to vacate until the Sheriff could effectuate the order is an unconscionable burden on Ruben Silva. He just had to eat over two month's rent. If he can't pay his mortgage, he loses his investment and the quality of rental property deteriorates.

Exhibit 2. Case name and number redacted. The Sheriff's print out shows that the Writ of Possession was delivered to the Compton Sheriff's Office on August 5, 2023. The Five Day Notice to Vacate was not served on the tenant for nearly two months, on September 23, 2023. The Sheriff scheduled the lock out for October 12, 2023. It took the Sheriff's Court Services Division 68 days from when they received the Writ package until they were able to schedule a lock out. The rental property provider is still waiting for the lock out. However, over two months from the court's order to vacate until the Sheriff could effectuate the order is an unconscionable burden on S & R Venture 1. It just had to eat over two month's rent. If it can't pay its mortgage, it loses its investment and the quality of rental property deteriorates.

Sheriff Luna and L.A. County Board of Supervisors

Re: Inordinate Amount of Time to Execute on Writs of Possession

10/10/2023

P.3

Exhibit 3. Case name and number redacted. The Sheriff's print out shows that the Writ of Possession was delivered to the Compton Sheriff's Office on August 1, 2023. The Five Day Notice to Vacate was not served on the tenant for over a month, on September 12, 2023. The Sheriff scheduled the lock out for October 10, 2023. It took the Sheriff's Court Services Division 71 days from when they received the Writ package until they were able to schedule a lock out. The tenant moved out on September 30th, and the lock out was canceled. However, over two months from the court's order to vacate until the Sheriff could effectuate the order is an unconscionable burden on Ms. Mujica. She just had to eat two month's rent. If she can't pay her mortgage, she loses her investment and the quality of rental property deteriorates.

Exhibit 4. Case name and number redacted. The Sheriff's print out shows that the Writ of Possession was delivered to the Compton Sheriff's Office on September 4, 2023. The Five Day Notice to Vacate was served on the tenant fairly quickly, on September 16, 2023. The fifth day was September 21st. The Sheriff scheduled the lock out for October 17, 2023. It took the Sheriff's Court Services Division 43 days from when they received the Writ package until they were able to schedule a lock out. The tenant moved out on October 3rd, and the lock out was canceled. However, over a month and a half from the court's order to vacate until the Sheriff could effectuate the order is an unconscionable burden on Ms. Mujica. She just had to eat 1 ½ month's rent. If she can't pay her mortgage, she loses her investment and the quality of rental property deteriorates.

In order to obtain a Writ of Possession, a judgment for possession must first be entered. The judgment may or may not contain the money owed by the tenant, depending on settlement discussions that led to the judgment. But the time after the judgment until the lock out is always a complete loss, borne by the rental property provider.

The longer it takes the Sheriff to execute on the Writ of Possession, the more losses are obtained by the rental property provider. Over two months is an exceptional burden on rental property providers. Even one month is a substantial loss.

Sheriff Luna and L.A. County Board of Supervisors

Re: Inordinate Amount of Time to Execute on Writs of Possession

10/10/2023

P.4

Please implore Sheriff Luna and/or please provide more resources to Sheriff Luna, so that those who provide the rental housing to our NOT HOMELESS population have the support of the county that needs them.

Very truly yours,

Dennis P. Block, Esq.

Dennis P. Block & Associates