

## HARMON SIEFF

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October 2020

### 1. Pig Law

As we approach an election, litigation persists as to the legality of previously adopted Proposition 12 which prohibits, as of 2022, the sale of pork not produced, regardless of origin, according to California's highly prescriptive production standards to prevent animal cruelty. Industry challenges are based on impairment of interstate commerce.

### 2. Commercial Leases

Holdover rent is collectible because agreed increases are not penalties.

### 3. Trust Law

Trustees seeking instructions from a court may self-represent without engaging an attorney.

### 4. Trials

A court has the authority to correct a mistaken jury verdict.

### 5. Contracts

A broken promise can be prosecuted as "promissory fraud" if the promisor did not intend to perform at the time the promise was made.

### 6. Premises Liability

a. A warehouseman died when a barrel of hair care oil he was pouring exploded. His family sued the landlord for wrongful death, but lost, because the landlord had no knowledge of the dangerousness of the product stored in unmarked drums.

b. A commercial tenant merely sharing a driveway and gutter did not sufficiently "control" a location to be liable for injuries to a fall victim.

#### 7. Marital Property

For joint tenancy property acquired with community funds after 1984, a valid transmutation from community property to separate property requires a written declaration that expressly states that the property's status is being changed. A joint tenancy deed, by itself, does not suffice.

#### 8. Current Cases

This month our office is representing a purchaser of a business out of bankruptcy, forming a new business partnership, seeking a settlement of an injury claim, transferring title to out of state commercial property, and defending tenants from eviction.

This practice serves as a "lawyer of first resort", or "primary care attorney," advocating for small businesses and individuals with transactions and disputes, including accident victims by referral only. We specialize in personalized client service. If we can be of any assistance with your legal issues, consider contacting us as soon as a question is identified. Your recent referrals have been greatly appreciated.

Remember: Preventative lawyering is the most effective kind.

Sincerely,

HARMON SIEFF