

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**

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Case Number: CUD-15-652161

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APPELLATE DIVISION ORDER

DANGER PANDA LLC A CALIFORNIA LIMITED LIABILITY VS. NANCY ANN
LAUNIU ET AL

001C05512966

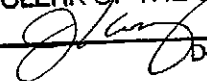
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FILED
Superior Court of California
County of San Francisco
APPELLATE DIVISION

AUG 12 2016

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO

CLERK OF THE COURT
BY:  Deputy Clerk

APPELLATE DIVISION

DANGER PANDA, LLC, A CALIFORNIA)	App. No. CUD-15-652161
LIMITED LIABILITY COMPANY,)	
)	Court No. CUD-15-652161
Plaintiff/Appellant,)	
)	
vs.)	
)	ORDER CERTIFYING CASE FOR
NANCY ANN LAUNIUI, et al.,)	TRANSFER TO FIRST DISTRICT
)	COURT OF APPEAL
Defendant/Respondent.)	
)	

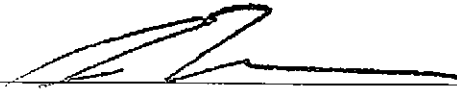
We heard this matter on April 1, 2016. On July 15, 2016, we affirmed the trial court's order granting Respondent Launiu's motion to quash. On July 26, 2016, Appellant Danger Panda, LLC filed a timely Application for Certification for Transfer to the Court of Appeal. Respondent filed an opposition to the application on August 2, 2016.

We hereby certify the matter for transfer to the First District Court of Appeal, pursuant to the California Rules of Court, rule 8.1005. Specifically, pursuant to rule 8.1005(d)(2), we certify the matter to settle an important question of law: whether a minor displaced by an Ellis Act

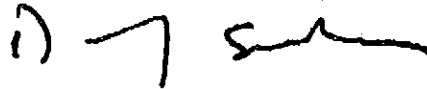
eviction is a “tenant” under the San Francisco Rent Ordinance and, therefore, entitled to a relocation payment pursuant to section 37.9A(e)(3)(A) of the San Francisco Rent Ordinance.

IT IS SO ORDERED.

DATE: August 12, 2016



Garrett L. Wong, Presiding Judge



Donald J. Sullivan, Associate Judge

CERTIFICATE OF SERVICE BY MAIL
(Code of Civil Procedure § 1013a(4))

I, Carlos Murillo, deputy clerk of the Superior Court of California, County of San Francisco, certify that I am not a party to this action.

On August 12, 2016, I served the attached **ORDER (CUD-15-652161)** by placing a copy thereof in a sealed envelope addressed to each of the following:

Paul J. Katz
Law Office of Paul J. Katz
60 29th Street, #557
San Francisco, Ca. 94110

Andrew Zacks
Zacks & Freedman, P.C.
235 Montgomery Street, Suite 400
San Francisco, Ca. 94101

Stephen Collier
Tenderloin Housing Clinic, Inc.
126 Hyde Street, 2nd Floor
San Francisco, Ca. 94102


Melissa Garcia
1st District Court of Appeal
350 McAllister Street
San Francisco, Ca. 94102

Hon. Ronald E. Quidachay (Inter-Office)
Judge of the Superior Court
400 McAllister Street
San Francisco, Ca. 94102

and, I then placed the sealed envelope(s) in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection with the postage thereon fully prepaid, and mailed on that date following standard court practices.

DATE: August 12, 2016

CLERK OF THE COURT



Carlos Murillo, Deputy Clerk