



Alameda County Superior Court

Brinkley, et al. v. Claridge Hotel, L.P., et al.

Case No. 22CV008221

Class Action Notice

Authorized by the Superior Court

Did you live at the Claridge Hotel at any time between March 10, 2018 and March 4, 2025?

There is a class action lawsuit and you may be a class member.

If you paid rent and signed a lease agreement, this notice affects your rights.

Important things to know:

- You can learn more at: www.claridgelawsuit.com



PLEASE NOTE: The claims covered by the class action are for "injunctive relief" ONLY. This class action case will not cover any claims for monetary relief that you might have. If you want to bring claims monetary relief, you will have to do so in a separate lawsuit.

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PLEASE NOTE: The claims covered by the class action are for "injunctive relief" ONLY. This means the case will decide whether there was a building-wide bedbug infestation, and if so, how it will be handled. This class action case will not cover any claims for monetary relief that you might have. If you want to bring claims monetary relief, you will have to do so in a separate lawsuit..... 1

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About This Notice

Why did I get this notice?

This notice is to tell you about *the certification of a* class action lawsuit, *Brinkley, et al. v. Claridge Hotel, L.P., Claridge Hotel LLC, and SFRent.net LLC*, brought on behalf of **all persons who had lease agreements and paid rent at the Claridge Hotel, located at 634 15th Street, Oakland, CA 94612, from March 10, 2018 through March 4, 2025.** You received this notice because you may be a member of the group of people affected, called the "class."

It is an important legal document, and we recommend that you read all of it. If you have questions or need assistance, please go to [website] or call (415) 484-0980, which is the number of the lawyers representing the named Plaintiffs and the Class.

What do I do next?

Read this notice to understand the case and to determine if you are a class member.

Who is in the class?

This is the definition of the class that the court approved:

All persons who had lease agreements and paid rent at the Claridge Hotel located at the corner of Martin Luther King, Jr. Way and 15th Street in Oakland, CA, in the time period from March 10, 2018 through March 4, 2025.

Do I have a lawyer in this lawsuit?

Yes. In a class action, the court appoints class representatives and lawyers to work on the case and represent the interests of all the class

members. For purposes of the case, the Court has appointed the following lawyers.

Your lawyers: Christian Schreiber and Monique Olivier of Olivier & Schreiber PC, Jeffrey Lipman of Lipman Law Firm, P.C., and Bryce B. Bell and Jenilee V. Zentrich of Bell Law, LLC. These are the lawyers who are bringing the case on your behalf. **You will not be charged for their services**, although their fees may be paid with the court's approval from any settlement that is negotiated for the class. Unless you have a signed retainer agreement, these lawyers do not represent you for any claims you might have for monetary relief.

If you want to be represented by your own lawyer, you may hire one at your own expense.

Learning About the Lawsuit

What is this lawsuit about?

The lawsuit was brought on behalf of individuals who had lease agreements and paid rent at the Claridge Hotel. The lawsuit claims that Claridge Hotel LLC, Claridge Hotel, L.P., and SFRent.net LLC policies and practices led to a wide-spread, ongoing bed bug infestation throughout the Claridge Hotel. The plaintiffs contend that the practices at the Claridge violate state and local laws relating to pest infestations and building conditions. The plaintiffs are asking the Court to order the owners of the Claridge to eradicate the bed bugs in the building.

Claridge Hotel LLC, Claridge Hotel, L.P., and SFRent.net LLC deny these allegations.

Where can I learn more?

You can get a complete copy of the key documents in this lawsuit by visiting:
www.claridgelawsuit.com

What Claims Are Involved?

The claims covered by the class action are only for "injunctive relief." This means the court will hold a trial to determine if there was a building-wide bed bug infestation during the class period, and if so,

| what steps must be taken in the future.

Can I get money from this lawsuit?

| No. The claims covered by the class action are only for "injunctive relief."

Can I opt out of the class action lawsuit?

| No. In a case like this, you do not have the option to "opt out" of the class.

What Happens next in this lawsuit?

| The parties will continue to pursue legal action and prepare the case for trial, unless the two sides decide to settle the case.

Deciding What to Do

What are my options?

| You do not have to do anything to be part of the "injunctive relief" class and cannot exclude yourself from the "injunctive relief" class.

| If you seek monetary relief, you must bring your own lawsuit.

Doing Nothing

Do I have to do anything?

| No. You can do nothing. If you do nothing, the case will decide whether the Claridge violated the law, and if so, what will happen in the future to fix the alleged conditions in the building.

| If you do nothing, you will be part of the case and your rights will be affected by the outcome. However, you will not be able to receive monetary relief unless you bring your own lawsuit against the

Key Resources

How can I get more information?

This notice summarizes the certification decision. There are more details in the case documents. To get a copy of the case documents or get answers to your questions:

- contact the lawyers who represent the class (information below)
- visit the case website at www.claridgelawsuit.com
- access the [eCourt Public Portal system](#) online or by visiting the Clerk's office of the Court (address below). Do not contact the Court.

Resource	Case Information
Case website	www.claridgelawsuit.com 
Your Lawyers	<p>Olivier & Schreiber PC 475 14th Street, Suite 250 Oakland, California 94612 Tel: (415) 484-0980</p> <p>Lipman Law Firm, P.C. 1454 30th Street, Suite 205 Des Moines, Iowa 50266 Tel: (515) 276-3411</p> <p>Bell Law, LLC 2600 Grand Boulevard, Suite 580 Kansas City, Missouri 64108 Tel: (816) 886-8206</p>
Court (DO NOT CONTACT)	<p>Rene C. Davidson Courthouse Administration Building 1221 Oak Street, California 94612</p>