



INLAND EMPIRE

Latino Lawyers Association, Inc.

In this new project, LAAC will showcase a project from one of our members every month. If you're interested in sharing a project in the LAAC in Action e-newsletter, please contact Patrick Fodell at pfodell@laaconline.org.

Inland Empire Latino Lawyers Association, Inc. was recently selected to receive a Consumer Assistance Grant through the National Mortgage Foreclosure Settlement. When Reina Canale, Executive Director of Inland Empire Latino Lawyers Association (IELLA), decided to apply for the Consumer Assistance Grant, a specific client immediately came to mind.

In December 2012, Canale assisted a client who had Down's syndrome and had been renting an in-law apartment. Although he was up-to-date on his rent, the landlord was skimming the rent and not paying his mortgage. Eventually, the unit went into foreclosure and the day an investor purchased the home at auction, Canale's client was served with a three-day notice of eviction. When the client came into her office, he was ignorant of his rights under the law as a tenant of foreclosure, and lacked the savings to pay for a new rental unit security deposit. Normally IELLA only has the staff capabilities to provide an eviction response for the court. However, due to the client's special needs, Canale was able to provide the additional services of working out a settlement with the new owner and resolving the situation.

"Unfortunately, the biggest victim of foreclosure are the tenants, who have been paying their rent and are unaware that their landlord has been pocketing the rent and not paying the mortgage" said Canale.

The Tenants of Foreclosure CAG Grant will enable IELLA to assist tenants when they are served with an unlawful detainer by the new owner. Additionally, IELLA can also assist these tenants when they opt to pursue an action against their former landlord for a return of their security deposit in small claims court.

"We are excited that IELLA can now be able to assist tenants of foreclosure thanks to this new CAG grant," said Canale. "We have already started to provide this new service to the community."

For more information on this project please feel free to contact Reina at rcanale@iellaaid.org

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