



Presented by the City Attorney's Office  
Yibin Shen - City Attorney  
Julia Gonzales – Supervising Assistant Prosecutor



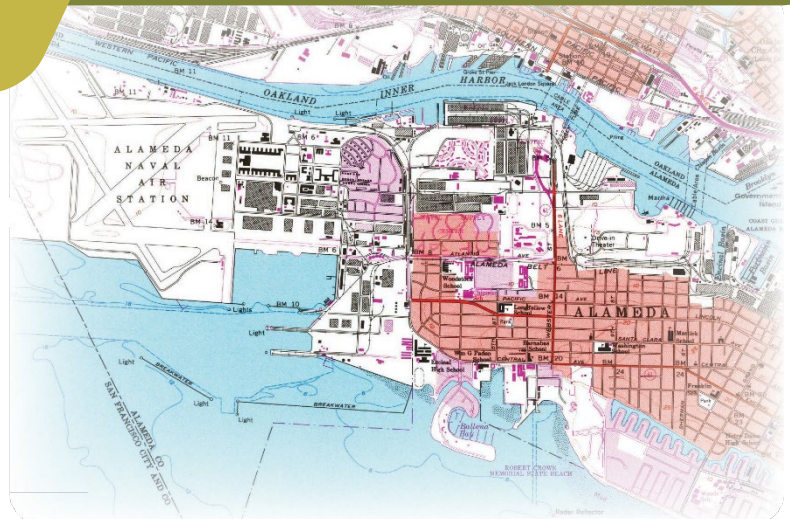
# PROSECUTION & PUBLIC RIGHTS UNIT

## Monthly Report

October  
2024

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[www.alamedaca.gov](http://www.alamedaca.gov)

Email: [cityprosecutor@alamedaca.gov](mailto:cityprosecutor@alamedaca.gov) • Phone: 510-747-4760 • Fax: 510-865-4028

## SUMMARY

The Prosecution and Public Rights Unit of the Alameda City Attorney's Office represents the People of the State of California in misdemeanor criminal matters. The Unit is further charged with bringing affirmative litigation in response to violations of consumer protection and fair housing laws, and protecting consumers against fraud and unfair business practices. This report is to summarize the Prosecution and Public Rights Unit's activity for the month of October 2024.



## CRIMINAL MATTERS

For the month of October 2024, the Alameda City Attorney's Prosecution and Public Rights Unit reviewed **78** requests for charges, **50** of which resulted in the filing of a criminal case, including the following crimes:

### CRIMES AGAINST PERSON/WEAPONS

	Battery / Assault	Brandishing	Child Abuse	Domestic Violence	Elder Abuse	Concealed Weapon
Oct 2024	5	0	0	10	0	0
<b>YTD</b>	<b>51</b>	<b>3</b>	<b>7</b>	<b>41</b>	<b>10</b>	<b>6</b>

### CRIMES AGAINST PROPERTY

	Petty Theft	Grand Theft	Auto Theft	Criminal Trespass	Receiving Stolen Prop	Vandalism
Oct 2024	14	0	0	3	1	1
<b>YTD</b>	<b>113</b>	<b>4</b>	<b>4</b>	<b>27</b>	<b>2</b>	<b>13</b>

### CRIMES AGAINST STATE

	DUI + DUI Drugs	Violating Court Order	Indecent Exposure	Public Nuisance	Disturbing Peace	Hit & Run
October 2024	7	3	1	3	2	2
<b>YTD</b>	<b>56</b>	<b>15</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>9</b>

## CRIMINAL MATTERS

**28** of the **78** requests for charges in the month of October 2024 did not result in a filing of a new criminal case.

### CHARGES DECLINED

	Oct 2024	YTD
Conduct Lawful	0	6
Civil Remedy	0	2
Rejected for Insufficient Evidence	10	115
Rejected, Victim considerations	2	6
Rejected, proceed other cts	7	36
Rejected, Statute of Limitations	1	7
Interest of Justice	8	95
<b>TOTALS</b>	<b>16</b>	<b>296</b>



## RESOLUTIONS

In the month of October 2024, **4** cases were resolved.

### CONVICTIONS

	Oct 2024	YTD
Driving Under the Influence /Wet Reckless/ Reckless Driving	2	37
Petty Theft	1	9
Violation of Court Order	1	1
Battery on Emergency Pers.	0	1
Engaging in Lewd Conduct	0	1
<b>TOTALS</b>	<b>4</b>	<b>50</b>

### PROBATION VIOLATIONS

In October 2024 **3** probation violations were charged, bringing the year-to-date total to 59.

### DISMISSALS

	Oct 2024	YTD
Global Resolution	5	64
Court Dismissal	5	14
Defer Prosecution/ Entry of Judgment	3	42
Lack of Witness	0	7
Successful Diversion	3	30
Insufficient Evidence	0	8
Interest of Justice	6	23
<b>TOTALS</b>	<b>22</b>	<b>194</b>

## CIVIL MATTERS

### CITIZEN INQUIRIES

	Electronic	Telephone	Walk-In	TOTALS
October 2024	63	35	1	99
Year-to-Date	<b>485</b>	<b>483</b>	<b>27</b>	<b>995</b>

### CURRENT CASE LOAD

	NEW CASES		TOTAL CASE LOAD			CLOSED CASES		
	Housing	Consumer	Housing	Consumer	Labor	Housing	Consumer	Labor
October 2024	4	1	13	2	-	3	-	-
Year-to-Date	<b>43</b>	<b>9</b>				<b>41</b>	<b>9</b>	<b>2</b>

### EXAMPLES OF NEW HOUSING CASES THIS MONTH

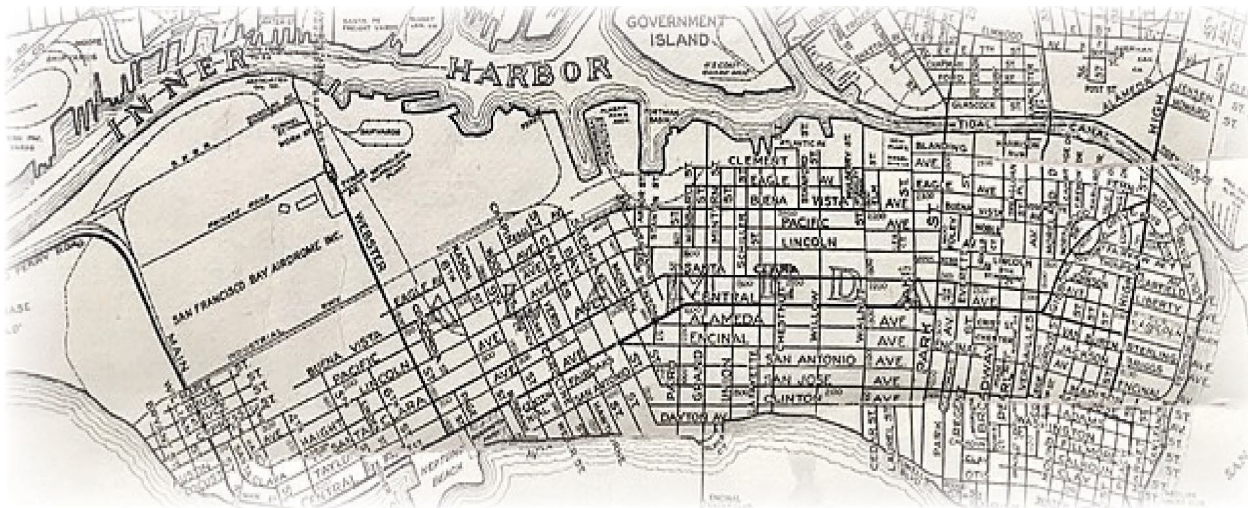
One new case involving a Tenant who claims her Landlord is retaliating against her by raising her rent. She says her landlord asked her to lie to the rent program about their owner move-in plans, which she refused to do. Her landlord then told her they were going to instead raise her rent so high that she would be forced to vacate.

One new case involving a Tenant who claims his Landlord is harassing and retaliating against him, for asking they place no smoking signs up. The tenant claims there is rampant smoking in his complex, which goes unabated. He asked the Landlord, numerous times, to place no-smoking signs to curb the activities. Instead, his landlord began issuing him notices to cease and notices to pay or quit and threatened him with eviction.

One case involving a landlord who requested mediation. The Landlord claims they are being asked to pay relocation to a tenant due to a fire in their unit. However, the landlord claims the fire was caused by the tenant themselves, so they should not be required to pay for their relocation. Moreover, the landlord claims the tenant already found permanent housing, furthering the claims that he should not be required to pay temporary relocation.



## CIVIL MATTERS



### EXAMPLES OF EXISTING CASE LOAD

Two tenants claim when they moved out of their unit, they were told their inspection was good and they did not need to fix anything. However, after vacating, they received a notice from collections on behalf of the management company stating they owed money for vacating the unit without making repairs.

One case involving a tenant and her minor child, who claim they are being harassed and retaliated against by their landlord for challenging a rent increase. They claim that after their rental increase challenge was successful, they received a notice to vacate by their landlord (OMI). Since then, they claim someone has broken the lock on their front door, entered their unit

One case involving two tenants who claim they are being harassed and retaliated against by their landlord. They contacted code enforcement due to their kitchen window not closing, after which they claim, their landlord issued them a notice to cease claiming they made unapproved installations at the unit. Additionally, they claim to have received numerous more notices and letters meant to harass and intimidate them.

One case involving tenants who claims their Landlord is harassing them by entering their unit without notice, sending threatening texts or emails, leaving needles on the ground outside their home, "keying" their car, verbally harassing them and attempting to break into their home.

