

State of Arizona  
COMMISSION ON JUDICIAL CONDUCT

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Disposition of Complaint 19-213

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Judge:

Complainant:

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**ORDER**

October 2, 2019

The Complainant alleged a justice of the peace (now retired) was biased in favor of landlords and ignored her evidence in an eviction proceeding.

The role of the Commission on Judicial Conduct is to impartially determine whether a judicial officer has engaged in conduct that violates the Arizona Code of Judicial Conduct or Article 6.1 of the Arizona Constitution. There must be clear and convincing evidence of such a violation in order for the Commission to take disciplinary action against a judicial officer.

The Commission does not have jurisdiction to overturn, amend, or remand a judicial officer's legal rulings. The Commission reviewed all relevant available information and concluded there was not clear and convincing evidence of ethical misconduct in this matter. The complaint is therefore dismissed pursuant to Rules 16(a) and 23(a).

Copies of this order were distributed to all appropriate persons on October 2, 2019.

**CONFIDENTIAL**

Arizona Commission on Judicial Conduct  
1501 W. Washington Street, Suite 229  
Phoenix, Arizona 85007

**FOR OFFICE USE ONLY**

2019-213

**COMPLAINT AGAINST A JUDGE**

Name: \_\_\_\_\_ Judge's Name: \_\_\_\_\_

**Instructions:** Use this form or plain paper of the same size to file a complaint. Describe in your own words what you believe the judge did that constitutes judicial misconduct. Be specific and list all of the names, dates, times, and places that will help the commission understand your concerns. Additional pages may be attached along with copies (not originals) of relevant court documents. Please complete one side of the paper only, and keep a copy of the complaint for your records.

I was defendant appeal in a forcible detainer action. In the case, I appeared before the court expecting judge to hear cause for a trial hearing as Landlord had not complied with lease agreement nor Landlord Tenant Act. Judge \_\_\_\_\_ made me feel he was playing favorite toward landlord representatvie as Judge \_\_\_\_\_ stated I would have to file a complaint, he would hear both sides, make his decision and then I could file an appeal so his statement basically said he would judge in favor of landlord. Judge \_\_\_\_\_ also made statements of how understanding and great landlord and made me feel judged and uncomfortable and he proceeded to state to me as I approached the bench for my case by saying, " \_\_\_\_\_ ". I replied to Judge \_\_\_\_\_ "

( \_\_\_\_\_ ) I felt uncomfortable and judged and felt this conversation played a factor in his judgement in my case. When I mentioned the landlord had not properly served me with the five day notice and violated Arizona state statues which caused me to pay legal fees incorrectly due to the breach, my comment fell upon deaf ears. I had all documents to prove case but I was not granted a chance to show nor a trial hearing. Maybe because Judge \_\_\_\_\_ may have felt somewhat responsible for allowing five date notices without a tenant signature be allowed. Per statue, landlord should have sent a certified copy of notice and should have been applied. There is no proof of certified letter from landlord attached to the complaints with no signature and Judge \_\_\_\_\_ allowed complaint for eviction after only a five day notice on at least \_\_\_\_\_ occasions which I have \_\_\_\_\_ Legal fees were charged to me for

these infractions in excess amount of \_\_\_\_\_ Judge \_\_\_\_\_ did not hear my case and violated my rights to show that landlord violated law by not giving me at least \_\_\_\_\_ notice of \_\_\_\_\_ I only found out when I went to office on \_\_\_\_\_ to sign a new lease and show the amount had increased by \_\_\_\_\_ apartment managers, said yeah and \_\_\_\_\_ stated increase was allowed due to apartment value amounts based on neighborhood. Neither of them stated they notified me and there is no written notice with my signature on file. Had Judge \_\_\_\_\_ not been playing favorites, perhaps I would not be homeless and not have incorrect judgement on my record.

Also there was an error by Judge \_\_\_\_\_ complaint as dated document signed by judge is \_\_\_\_\_ which is \_\_\_\_\_ of the \_\_\_\_\_ notice dated \_\_\_\_\_ Judge made same error on \_\_\_\_\_ complaint and this violates landlord/tenant notice to pay rent. I have been informed by landlord/managment office and by laws that holidays and weekend do not count toward \_\_\_\_\_ Office is not opened on weekends to be able to pay and there is no longer a night drop box.

Judge \_\_\_\_\_ and his staff at \_\_\_\_\_ Court who handle eviction cases all made grave costly errors and contribute to the high homelessness rate in Arizona. I have attached supporting documents. Thank you for your time in this matter.

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This is the judge that was  
quoted in/on \_\_\_\_\_ as  
saying " \_\_\_\_\_

I question where is the ethically  
judicial, abide by laws way for  
tenants?

The article also mentions Judge  
taught judges how to  
manage cases in  
So being unethical  
and playing favorites to landlord  
is how?

Case No.

Your Honor:

My name is \_\_\_\_\_ and I live with my mom at \_\_\_\_\_  
I see my mom upset and worried about paying rent each month  
and lately she has been disappointed because she trusted the apartment  
office and sad to know they took more money from her on purpose.

In \_\_\_\_\_ I remember seeing paper on the ground by our front  
window and my mom said it was a notice for rent that had the hand delivered  
box checked but it was not handed to anyone.

The office people never responded to my mom about owing her money.

They just wanted to evict us. In \_\_\_\_\_ I saw her cry a little when she  
came back from signing a new lease because the rent went up over  
\_\_\_\_\_ and no one from office told her.

Thank you Judge

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Signature

Date

Re:  
Case No.

Your Honor:

My name is \_\_\_\_\_ and I reside at residence with mother, the defendant. On many occasions within last \_\_\_\_\_ I have not seen my mother receive any five day notices hand delivered or signed and I witnessed how upset my mother was when she discovered office was not properly serving her and overcharging her over \_\_\_\_\_ for a very long time. For month of \_\_\_\_\_ I witnessed office knocking on door \_\_\_\_\_ in row to actually hand deliver five day notice and they had not done this before until my mother told office manager what she noticed they were doing. Then the office did not say anything about what they did by overcharging her, they just wanted to evict us. I also witnessed my mother being upset back on \_\_\_\_\_ when she came back from signing a new lease stating rent went up over \_\_\_\_\_ and apartment was not worth amount nor was she given days notice of increase.

Thank you Judge

Signature

\_\_\_\_\_

Date

## Received 5 day tonight at

to

Good evening this is  
my signature tonight

in  
around

just confirming that I received the 5-day notice  
after business hours. Will pay asap. Thank you.

Reply

Forward

**THE COMMISSION'S POLICY IS  
TO POST ONLY THE FIRST FIVE  
PAGES OF ANY DISMISSED  
COMPLAINT ON ITS WEBSITE.**

**FOR ACCESS TO THE  
REMAINDER OF THE  
COMPLAINT IN THIS MATTER,  
PLEASE MAKE YOUR REQUEST  
IN WRITING TO THE  
COMMISSION ON JUDICIAL  
CONDUCT AND REFERENCE  
THE COMMISSION CASE  
NUMBER IN YOUR REQUEST.**