



ORCA TALES



July 2015

Tenant Background Investigations

Volume 23 Issue 7

Orca is now partnering with Loeffler Law Group to help our clients with the eviction process!

Please view the [Loeffler Law Group Eviction Brochure](#) and contact them to get started!

Orca Information, Inc. does not give legal advice. The information we provide is general information for landlords or property managers. If you need legal advice please consult a lawyer.

Evictions & Notices

The Loeffler Law Group PLLC primarily practices landlord-tenant law and has assisted thousands of clients to resolve difficult legal disputes involving evictions, litigation, leases and other landlord-tenant disputes.

Our firm's attorneys will guide you through the eviction process and assist you in removing your tenant. The eviction process usually takes two to six weeks to complete. We suggest contacting us as soon as you have trouble with your tenant, so we can begin the process of recovering possession of your property.

The first step with any eviction is to deliver a notice. Notices may be served by a process server or the property manager.

Types of Notices:

- 3-Day Notice to Pay Rent or Vacate
- 20-Day Notice of Termination of Tenancy
- 10-Day Notice to Comply or Vacate
- 3-Day Notice to quit for Illegal Activity, Waste or Nuisance
- 30-Day Notice to Change Lease Terms
- Abandonment Notice

Eviction Process

The following are the steps in a standard eviction case after delivery of a notice.

1. We will prepare and serve the tenant with a summons and complaint.

2. If the tenant fights the eviction, we will obtain an order to show cause from the court notifying the tenant there will be a hearing.
3. If necessary, we will prepare for and conduct a hearing in the appropriate court.
4. If the tenant does not fight the case, or if we win at the hearing, we will obtain a "writ of restitution," or order evicting the tenant. We will deliver the writ of restitution to the county sheriff.

The eviction process may stop at any phase. If the tenant vacates the premises before the hearing, or if we settle the case, we will stop work on the matter. We only bill for services actually rendered.

Fees

The estimated fees listed in this brochure cover the eviction services offered through the Loeffler Law Group.

Notice

- Prepare the Notice: \$75.00-\$100.00
- Process Server Fee: \$50.00-\$60.00*

The fees listed in this brochure do not include trials (if requested by either party and ordered by the court), bankruptcies, post judgment motions brought by the tenant, or collection of judgments. Such work is billed on an hourly basis and processed directly by the attorney.

Fees (continued)

Uncontested Eviction

- Prepare Summons & Complaint: \$100.00
- Enter Default Judgment and Writ of Restitution: \$250.00
- Process Server Fee: \$50.00-\$60.00*
- Superior Court Filing Fee: \$85.00
- Clerk's Fees: \$20.00-\$28.00
- Sheriff's Fee: \$150.00*

Contested Eviction

- Prepare Summons & Complaint: \$100.00
- Obtain Order to Show Cause: \$200.00
- Court Appearance for Show Cause Hearing: \$450.00
- Process Server Fee: \$50.00-\$60.00*
- Superior Court Filing Fee: \$197.00
- Clerk's Fees: \$20.00-\$28.00
- Sheriff's Fee: \$150.00*

At your request, we will expedite your case. Expediting the process incurs additional FedEx and courier fees.

Settlement negotiations and correspondence with client are billed on an hourly basis.

If requested, our office will attempt to collect your money judgment. Collections are either on an hourly basis or on contingency.

**These costs may vary by location/county. All fees are subject to change without notice.*

FEATURED EDUCATIONAL VIDEO OF THE MONTH:

[Can I Share a Copy of my Background Check?](#)

What our client's are saying about Orca...

"I just wanted to thank you so much for doing the Hernandez application for me so quickly. I really appreciated it so much.

Have a great rest of the week!"

-Linda-Vancouver WA

ORCA WISDOM

"I believe in intuition and inspiration. Imagination is more important than knowledge. For knowledge is limited, whereas imagination embraces the entire world, stimulating progress, giving birth to evolution."

---Albert Einstein

Friendly Reminder:

To receive faster results please make sure to have applicants completely fill out the application legibly and in Black ink. This helps speed up the screening process and will result in a quicker turn around time.

Orca would like to wish EVERYONE a Safe and Happy 4th of July!



Orca will be closed on Saturday July 4th and Sunday July 5th in Observance of Independence Day



How to Get Your Business Back on Track

Courtesy of Williams & Nulle

For years, your company generated strong revenues. Existing customers seemed satisfied. So you started taking risks. You borrowed money to finance expansion into new markets. You developed new product lines. You augmented your sales force and increased the advertising budget.

But problems are beginning to surface. In recent months, profits have been dwindling. Customers are complaining with greater frequency. Competitors are encroaching on your market share. What's going on?

Heed the warning signs

The problems are warning signs that you're headed in the wrong direction – and you don't want to ignore them until it's too late. Falling sales may indicate that customers are switching to competitors because the quality of your flagship product is declining. Perhaps your sales staff is losing motivation. Maybe your new product line has diverted attention from the cash-producing areas of your business.

Turning around an existing business takes humility and a willingness to make hard choices. Admitting you made mistakes may be not easy, but inflexibility in the face of changing market conditions or unpleasant fiscal realities is a sure path to failure. If your company has lost its way, consider these three tips.

Tip #1 Focus on the money-makers

In the 1960s, The Boeing Company spent over a billion dollars to develop a supersonic transport plane known as the SST that would carry approximately 200 passengers at more than twice the speed of sound. But demand for the SST – at least at a cost customers were willing to pay – didn't materialize. So the company changed direction and refocused on slower but more profitable airliners. On a smaller scale, your business may have developed products that customers simply aren't willing to buy. If that's the case, it may take sense to redirect your company's available resources.

Does that mean you should never create new product lines or expand into new markets? No. But new products must eventually improve the bottom line. If they don't make money within a reasonable time, you need to refocus.

Tip #2 Establish (or reestablish) your brand

Identify what you do best; then tell everyone. Your goal is to educate customers, vendors, and employees on the reasons why your product or service is better than the competition. Be specific. Don't say, "We do quick oil changes." Instead, let people know, "Your car will be in and out in 30 minutes or less." Of course, to remain credible you must back up your claims, so it's important to be realistic. Win your customers' trust by following through.

Tip #3 Track results

Once you're refocused on the money-making segments of your business, keep a close eye on the number. Know whether customer complaints are down, cash flow is improving, back orders are declining, and market share is holding steady or increasing. If profits aren't showing an upward trend, take another look – then adjust and re-measure.

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