

Manufactured Housing

Gladstone Michel attorneys have more than 40 years of combined experience representing owners, managers and management companies of manufactured housing communities. As issues involving the industry have become more complex, clients have turned to us for a variety of assignments from the drafting of leases and rules and regulations to complex litigation involving rent control issues and other manufactured housing claims.

The firm's Manufactured Housing Group is comprised of a team of lawyers who are recognized experts in their field. Our attorneys possess substantial manufactured housing law experience as well as broad experience in commercial real estate, business, employment, and general civil litigation matters.

Gladstone Michel has the flexibility of staffing cases throughout California. We have defended clients in cases brought by more than 200 plaintiffs, including two cases that we argued before the California Supreme Court. In addition, we recently were asked to file an amicus brief before the Supreme Court on behalf of the California Mobilehome Parkowners' Alliance (CMPA) - a testament to our leadership position in the industry.

Our scope of practice involves a large number of issues involving manufactured housing clients, including:

- Purchase and sale: Representation of clients in the purchase and sale of communities as well as litigation for specific performance and breach of contract issues.
- Landlord/Tenant disputes: Representation of owners seeking injunctions against disorderly tenants or in the defense of claims by tenants.
- Failure to Maintain: Representation of over 20 communities in failure to maintain suits brought by groups of between 35 and 210 tenants. In addition, through our counseling we have enabled numerous communities to avoid being named in failure to maintain suits. We have represented more communities in these cases than any other law firm in the state.
- Rent Control: Representation of communities in individual and class actions involving rent control disputes.

Practice Area

- Appellate issues: Representation of clients before state or federal appellate courts including arguing two cases before the California Supreme Court, one of which involving the rights of a community owner to avoid abusive litigation. We recently filed amicus briefs on behalf of one of the industry associations before the Supreme Court on issues affecting owners throughout the state.
- Leases and Rules and Regulations: Preparation of residency documents including short and long-term leases and rules and regulations that take into account both the needs of owners and current legal developments.
- Employment issues: Representation of owners in termination issues, discrimination claims and contract negotiations.
- Closure and conversion issues: Representation of community owners in the closure and part conversion processes.
- Business litigation: Representation in corporate and partnership disputes.
- Tort defense: Representation in a wide variety of tort cases including personal injury, assault and battery claims and habitability cases, such as the defense of complaint alleging mold injury.

Gladstone Michel attorneys regularly lecture before state and national industry groups and have written numerous articles for publication for the Western Manufactured Housing Communities Association (WMA), California Mobilehome Parkowners Alliance (CMPA) and Manufactured Housing Educational Trust (MHET).

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