

Adam D.H. Grant Wins Pre-Trial Motion In Lease Dispute

Adam D.H. Grant won a pretrial Motion for Financial Discovery in Georgia Peach Corporation vs. Teichner Family Trust. Georgia Peach, a manufacturer and distributor of baked goods, leased a 10,000 square foot warehouse in downtown Los Angeles owned by the Teichner Family Trust. As part of the application process, Georgia Peach gave the Teichner Family Trust a letter from its prior landlord stating that Georgia Peach was never late on rent and was an excellent tenant.

Georgia Peach initiated the lawsuit claiming the Teichner Family Trust breached a term of the lease and the Teichner Family Trust filed a cross-complaint based on Georgia Peach's failure to pay rent. During discovery, Mr. Grant became suspicious of the validity of the previous landlord's letter. His suspicions were confirmed when court records showed Georgia Peach was in litigation with its prior landlord (the Choy Family Trust) at the time Georgia Peach delivered the letter to Mr. Grant's clients. Mr. Grant filed a Motion for Financial Discovery arguing that his client should be permitted to evaluate the financial condition of Georgia Peach and its president, Stacey Aaronson, because of the evidence. On Sept. 29, 2010, the court granted the motion and ruled, "[t]here is clear and substantial evidence that the Choy Family Trust letter is a forgery and was transmitted to the Teichners to induce the Teichners to lease the property to plaintiff." Mr. Grant stated, "such motions are rarely granted because of the high burden placed on the moving party. We are pleased that the Court agreed the evidence supports our belief that Ms. Aaronson intentionally deceived our client."