



Dave Rudy, Esq.

Mediator | Special Master | Arbitrator

Representative Cases REAL PROPERTY

Allegations of fraud and misrepresentation against major brokerage in sale of high-end home, including allegedly covering up construction defects and illegal repairs of prior defects, including negotiation of new construction contract to repair damages, and major dispute over insurance coverage and prosecution of defense of action;

Highly emotional action in which father sues daughter, son-in-law, bank for failure to honor terms of alleged agreement to pay loans on residential/farm property which all occupy together;

Subjacent lateral support and real estate claims involving two commercial properties in San Francisco, both owned by charitable organizations – key aspect was to do no harm to existing good neighbor relationship while seeking solutions to complex issues;

Buyer-seller real estate fraud, non-disclosure case of high-end San Francisco single-family home, including multiple brokers, estate and trust complications, coverage issues;

Neighbor-neighbor case with allegations of late-night noise and drug trafficking, diminished value, insurance coverage issues;

Single family home construction defect, personal injury, real estate fraud case included action against major home builder, seller, subcontractor, realtors; allegations of mold where buyer notified seller prior to purchase of severe mold allergy;

Plaintiff alleges bilked out of substantial real estate investment by others, victim of her own counsel's malpractice;

Tenant sues Landlord (Estate and Trust issues) alleging bird infestation in attic caused severe and disabling injuries, major insurance coverage issues;

Tenant alleges insect and vermin infestation in apartment building;

Fraud/misrepresentation case against public figure relating to real estate investment;

Commercial landlord vs corporate business tenant and principals for vacating prior to lease expiration—principals cross-complain against three attorneys for legal malpractice;

Residential tenants, evicted while overseas, claim that Landlord caused extensive property damage while moving personal property out of home --coupled with legal malpractice claim alleging attorney improperly failed to stay eviction proceedings;

Action by homeowners against HOA alleging bad faith, breach of contract in dispute of CCR compliance;

Dispute between commercial building owners regarding use of shared driveway to allow large trucks loading/unloading, property rights, prescriptive easement;

Habitability cases on behalf of individual renters, multiple plaintiff renters, class actions, alleging various conditions from rodents and bedbugs to mold, gas leaks, toxic paint and other conditions;

Action between HOA and homeowners alleged improper noncompliance with right of first refusal, sought rescission and reconveyance of interest in condominium;

Action by homeowner against HOA for alleged interference with right to build, related issues;

Tenants-in-common in commercial building sue in partition/forced sale;

Tenant sues landlord for misrepresenting that agricultural property was free of pesticides which allegedly caused failure of multi-million dollar potato crop;

Two buyers vs seller, title company, brokers alleges fraud in conveying same residential property to two different buyers;

Action against lender, brokers, loan broker for foreclosure under allegedly fraudulently-obtained loan;