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2026 MAY 06 03:17 PM  
KING COUNTY  
SUPERIOR COURT CLERK  
E-FILED  
CASE #: 26-2-07388-1 SEA  
SUPERIOR COURT OF WASHINGTON  
FOR THE COUNTY OF KING

HUANG  
  
*Plaintiff,*  
  
v.  
  
KEYHANI,  
  
*Defendant.*

Case No. 26-2-07388-1 SEA  
  
**UNLAWFUL DETAINER  
PRETRIAL ORDER**  
  
 **VIRTUAL CIVIL BENCH TRIAL**  
 **IN PERSON CIVIL BENCH TRIAL**

The Court hereby confirms a 2-3 hour virtual via zoom civil bench trial. This trial will commence (date) 6/9/26 at (time) 9 am subject to all pretrial deadlines being met. For virtual trial format, parties and witnesses will appear remotely via zoom:

**Judge Robertson’s Virtual Courtroom:**  
<https://kingcounty.zoom.us/j/81444307317>  
**Virtual Courtroom ID Number: 814 4430 7317**

For in person attendees, if preferred:

**Judge Andrea Robertson’s Courtroom W-739  
King County Courthouse  
516 Third Avenue  
Seattle, Washington 98104**

Special permission from the Court is required to appear as a witness/party by phone only. Consistent with CR 1 and CR 43, this trial will be virtual. The Court concludes the purpose of CR 1 is served, and this trial will be conducted using remote means.

1 **TRIAL PROCEDURES:**

2 The Court orders the following procedures for trial.

3 **A. Trial Format**

4 This will be a video/virtual civil bench trial:

- 5  Witnesses may testify remotely via Zoom.
- 6  All exhibits will be presented electronically using Case Lines.

7 **B. Special Trial Issues**

8  INTERPRETER: The following Party/Witness(es) need an interpreter in the following language(s) which shall be arranged by:

Party/Witness	Language	Arranged By
<i>(none disclosed by parties – any interpreter needs must be provided to the Court at least 1 week prior to trial)</i>		Court

11 **C. ADR Requirement Pursuant to Order Setting Civil Case Schedule**

- 12  Not applicable.

13 **D. Pretrial Disclosures Between the Parties**

14 1. Exhibits:

15 Pursuant to LCR 4(j), the parties shall electronically exchange no later than five  
16 (5) court days before trial:

- 17 a. Lists of the exhibits that each party expects to offer at trial, except for exhibits  
18 to be used only for impeachment.
- 19 b. Copies of all documentary exhibits, except for those to be used only for  
20 impeachment or illustrative purposes.

21 In addition, non-documentary exhibits, except for those to be used only for  
22 impeachment or illustrative purposes, shall be made available for remote inspection by all  
23 other parties no later than five (5) court days before trial.

24 2. Witnesses:

25 Pursuant to LCR 4(j), the parties shall disclose witnesses who have been disclosed pursuant to LCR 26, whom the parties intend to call at trial. If the trial is in-person or

1 conducted via Zoom, the parties shall indicate whether the witness will testify via video  
2 deposition or remotely via Zoom by the deadline in the case scheduling order.

3 **E. Documents to be Filed With the Court**

4 Exhibits and Other Evidence:

- 5 a. The court is ordering  electronic exhibits uploaded to Case Lines, or   
6 physical exhibits (in person trial only).  
7  
8 i. If Case Lines exhibits are ordered, the parties shall comply with  
9 Appendix A, and upload the exhibits to Case Lines no later than (five)  
10 5 court days before the scheduled trial date, parties shall upload all  
11 exhibits into the Case Lines exhibit bundle designated for this case. If  
12 the deadline before the scheduled trial date is a judicial holiday, parties  
13 shall submit all exhibits by noon the following judicial day.
- 14 b. Parties may transmit hard copies of exhibits to witnesses in advance of  
15 trial. If parties intend to transmit exhibits in hard copy to a witness, that  
16 party must ensure that the party's witnesses appearing remotely have  
17 access to copies (electronic or hardcopy) of any exhibits to be used during  
18 the examination of that witness before the witness is called.

19 Trial briefs:

20 No later than five (5) court days before scheduled trial date, trial briefs shall be  
21 filed with the Clerk's Office with copies delivered to the assigned judge and opposing  
22 parties pursuant to LCR 7. **Trial briefs may be short, but they are not optional in this  
23 case. They are required in order to provide the Court will clear notice of which  
24 issues remain in dispute.**

25 Proposed Orders:

No later than 1 court day before the scheduled trial date, the parties shall submit  
any proposed final findings and orders in:

1            Electronic (WORD format)    Hardcopy

2           **F. Technical & ADA Requirements**

3            The following additional equipment is required: *(parties must advise this*  
4 *Court no later than 1 week prior to trial if any equipment is needed)*

5            The following ADA accommodations are required: *(parties must advise this*  
6 *Court no later than 1 week prior to trial if any accommodations are required)*

7           **G. Argument**

- 8           • Opening statements are limited to 5 minutes per party or as otherwise ordered by  
9 the trial judge.  
10          • Closing arguments are limited to 10 minutes per party, including rebuttal for the  
11 party bearing the burden of proof or as otherwise ordered by the trial judge.

12          **H. Trial Dates**

13           If the pretrial deadlines and requirements are not met, the start of your trial and/or  
14 your case may be delayed until all requirements are met. See, LCR 40(e)(4).

15           The parties are responsible for keeping the Court updated with current contact  
16 information and any updates regarding counsel’s availability and/or witness availability.

17          **I. Substance/Content/Issues for Trial:** This matter is being set due to issues of  
18 material fact and the need for live witness testimony for the Court to make  
19 credibility determinations and weigh the evidence. The Court also finds issues of  
20 dispute as it relates to the contract between the parties. This will require briefing  
21 and argument. The following issues have been raised preliminarily and have been  
22 taken under advisement pending further briefing:

23           (a) Whether the failure to specify which month of rent was missing in the PEN (i.e.  
24 listing only the amount) renders it in substantial compliance with RCW 59.18.057;

25           (b) Whether the demand for an “incorrect” amount is not provided in “good faith”  
amount under *Foisy v. Wyman*, 83 Wash. 2d 22, 26 (1973), and whether that case  
governs this determination;

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- (c) Whether Defendant’s attempts to pay the “improper” amount should be considered under the *Foisy* holding;
- (d) Whether the parties are bound by the terms of a document/contract not signed by the Plaintiff;
- (e) Whether the document signed January 7, 2026 by the Defendant alone is valid, as it describes an “effective date” which will not occur until January of 2027. Specifically is this a scrivener’s error or a flaw rendering it deficient; and
- (f) Whether the document signed December 24, 2025 document has the effect of a contract/lease.

Any additional defenses raised by defendant must be briefed in advance for notice to plaintiff and for consideration by the Court.

**J. The following issue has been argued by Defense and DENIED by the Court:**

Challenge to the declaration of mailing of the PEN, and the fact that it reflects a January 9, 2026 mailing date without a State described, but tracking information commences on January 10 showing USPS possession of the item in the State of Washington. The Court finds this shows compliance with the required aspects of service of the pre- eviction notice. If Defense wishes to brief a motion to reconsider this ruling, the Court will allow this to be briefed for consideration in the trial brief for this case, despite this occurring outside of the CR 59 10 day time frame.

IT IS SO ORDERED this 6<sup>th</sup> of May, 2026

Electronic signature to follow  
Judge Andrea King Robertson

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## **Appendix A**

### **Uploading Electronic Exhibits via Case Lines**

Case Lines is a program that allows exhibits to be electronically transferred, viewed, and filed with the Court for purposes of hearings and trial.

The Case Lines exhibit system is used for hearings and trials, where there is an Order from Pre-Trial Conference entered by a judicial official that requires Case Lines, or where a communication from the judge or bailiff indicates that Case Lines is required in the case.

**To submit a request via email for access to Case Lines to the Clerk's Office at the following email address(s):**

- For Juvenile Court (Non-UFC): [Dja\\_e-exhibitsjuvenile@kingcounty.gov](mailto:Dja_e-exhibitsjuvenile@kingcounty.gov)
- For All Other Matters: [Dja-e-exhibits@kingcounty.gov](mailto:Dja-e-exhibits@kingcounty.gov)

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**Emails need to include:**

1. Case number and caption
2. Participant role in the case - plaintiff, petitioner, respondent, etc.

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**Upon receipt of the email, the Clerk's Office will grant you access to your case within 24 to 48 hours of receiving the request, at which point the Case Lines application will send you a link. This link will allow you to access the case created specifically for your case. At this point, files can be easily uploaded to your case.**

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**Example of the Clerk's Case Lines email:**

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Electronic access given to a case: JUDGE VS JUSTICE

noreply@caselines.com

For the attention of

You have been given access to an electronic bundle on CaseLines, a secure third party provider, by Ms Jennifer Costa.

Case name: JUDGE VS JUSTICE  
Your role: Pro Se Litigant  
Reference: 24-2-12588-1 SEA

Please click here to review the evidence for this case: <https://thomsonreuters.caselines.com/s/s/568b>  
(Click the Case Tab and Update Bundle to access the full case details)

Please click the following link to view all cases that you have been invited to: <https://thomsonreuters.caselines.com/s/s/3c1>

Help documentation and Frequently Asked Questions can be found by clicking on the following link: <https://answers.legalprof.thomsonreuters.com/casecenter>

If you are having problems accessing your case, please contact your case creator Ms Jennifer Costa ([jencosta@kingcounty.gov](mailto:jencosta@kingcounty.gov)) in the first instance, for technical issues, please email [support@caselines.com](mailto:support@caselines.com)

This email was sent to the following addresses and copied to [jencosta@kingcounty.gov](mailto:jencosta@kingcounty.gov)

Please note: This e-mail was sent from a notification-only address. Please do not respond directly to this email. If you have any queries, please get in touch with the case creator or the user that invited you to this case.

.....

This e-mail and any attachments are intended for the addressee(s) only. If you are not an intended recipient, any reading, printing, storage, disclosure, copying or any other action taken in respect of this e-mail is prohibited and may be unlawful.

.....

1 **Exhibit Naming Rules:**

2 The following instructions must be followed when uploading exhibits. Compliance is  
3 imperative to ensure proper exhibit identification and tracking throughout trial.

- 4
- Electronic exhibits shall be uploaded to the bundle individually - one file per exhibit. Exhibits may have multiple pages.
  - When exhibits are uploaded, they are automatically numbered starting at 1 (for all parties) and in order of upload.
- 5  
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8 **Exhibit Title**

- 9
- The exhibit title must be neutral and cannot contain words that can be considered biased or argumentative
  - Do not try to tell a story with your exhibit title - keep it simple, neutral, and to the point.
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12 **Examples**

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- **Acceptable:**
    - Accident Scene Photos
    - Memorandum dated 6-9-10.
  - **NOT Acceptable:**
    - Photo Showing Negligence
    - Patient Memos showing how hospital reacted to patient complaints.
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18 **Acceptable Exhibit File Formats:**

19 Case Lines accepts over 500 file formats for upload.

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- Documents should be submitted in PDF format.
  - Hyperlinks to websites are not accepted.
  - Video exhibits can be submitted in any format.
  - Audio exhibits can be submitted in any format.
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## **Appendix B**

### **Zoom Trial Procedures**

#### **A. Trial Format**

The entire trial will be over Zoom with a link(s) provided by the Court.

#### **B. Electronic Exhibit Management**

##### **1. The parties shall upload exhibits using Case Lines no later than the deadline established above**

The Parties can find Case Lines access information and a training video on the Superior Court Clerk's website at: <https://kingcounty.gov/en/dept/dja/courts-jails-legal-system/court-forms-document-filing/filing/elec-exhibits>.

##### **2. The Court will access admitted exhibits using Case Lines.**

After closing arguments, the clerk will make a copy of the Case Lines exhibit bundle containing only those exhibits which were admitted into evidence.

#### **C. Remote Trial Access and Appearance for Witnesses**

The Court will provide a remote access link, including any passwords, identification numbers, and other information necessary to access any remote portion of the proceedings over the internet. Parties are required to share the link and access information with the parties and witnesses.

Parties are required to ensure in advance of any remote witness testimony that parties, counsel, and witnesses have sufficient hardware and internet access to testify remotely. Parties must ensure that parties, counsel, and witnesses have sufficient bandwidth to fully participate in the trial, including testifying and viewing exhibits.<sup>1</sup> Parties must test the ability to access and use the Zoom platform in advance of trial for each party, attorney, and witness, including internet speed.<sup>2</sup>

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<sup>1</sup> Counsel, parties, and witnesses can find system requirement information for Zoom at: <https://support.zoom.us/hc/en-us/articles/201362023-System-requirements-for-Windows-macOS-and-Linux>.  
General information for Zoom at: <https://support.zoom.us/hc/en-us/articles/206175806-Top-Questions>.

<sup>2</sup> Counsel, parties, and witnesses may wish to test their internet speeds at sites such as <https://www.speedtest.net/>.

1 Parties must ensure that, at the time of a witness's testimony, the witness is able to  
2 testify in a distraction-free setting. It is presumed that parties, counsel, and witnesses  
3 appearing remotely will appear with video and audio enabled. No party, attorney, or  
4 witness may appear solely by audio (whether by Zoom without video enabled or by  
5 phone) without prior permission from the Court.

6 No other individual will be allowed to participate in the trial remotely via the Zoom  
7 platform without prior permission of the Court. Parties, counsel, and witnesses should not  
8 share the remote access information for the trial with anyone not authorized in this order to  
9 participate in the trial via Zoom without prior permission from the Court.

10 When a participant remotely accesses the trial via the link provided by the Court,  
11 the participant will first enter a virtual waiting room. The Court will admit individuals into  
12 the trial from the virtual waiting room.

13 The Court will only allow parties, counsel, witnesses, and those with prior  
14 permission to access the remote trial. The Court has the ability to mute, remove, and block  
15 individuals not authorized to access the remote trial.

16 This order governs how the Court, parties, counsel, and witnesses will conduct the  
17 trial via the Zoom platform. Nothing in this order is intended to limit any public right to  
18 observe the trial.

#### 19 **D. Witnesses Excluded**

20 Pursuant to ER 615, witnesses are excluded from the trial until they are called. Until  
21 a witness is excused and not subject to recall, a witness may not observe, listen to, or  
22 otherwise access, through any means, the testimony of other witnesses or other proceedings  
23 for this case.

#### 24 **E. No Recording**

25 No one is authorized to record the proceedings by any means without prior  
permission from the Court.

#### **F. The Court Record**

The official record will be captured and maintained only through a means authorized  
and conducted by the Clerk of the Court.

1           **G. Calling Remote Witnesses During Trial**

2           The party calling witness testifying remotely is responsible for notifying the  
3 witness when the witness is to be called so that the witness can access the trial remotely.  
4 Any witness appearing remotely must appear with video and audio enabled, absent prior  
5 permission from the Court.

6           From the time the witness is placed under oath until the witness is released, the  
7 witness shall not communicate with anyone other than the Court and examining counsel  
8 without permission of the Court. Witnesses may not refer to any documents or other  
9 information sources during their testimony unless the witness is directed to do so.

10           **H. Handling Exhibits Remotely During Trial**

11           **1. Substantive exhibits.**

12           During the trial, witnesses testifying remotely should be examined using copies  
13 (electronic or hard-copy) of exhibits provided to the witness in advance or shared with the  
14 witness using Zoom’s screen-sharing function during examination, with the Court’s  
15 permission.

16           Authenticating, establishing the admissibility of, and offering exhibits remotely  
17 should be done according to the Rules of Evidence just as they would during an in-person  
18 trial. The witness appearing remotely should be directed to access the witness’s copy of  
19 the exhibit or counsel may screen-share the exhibit. If the exhibit is admitted, the Clerk  
20 will admit the original previously provided to the Court. Witnesses should destroy or  
21 return hard copies of exhibits following the trial.

22           **2. Illustrative exhibits.**

23           Illustrative exhibits must be marked and transmitted to the Court in advance.

24           If it is not possible to mark an illustrative in advance (e.g., because the exhibit was  
25 created during trial while examining a witness), the Court may allow alternate means of  
26 marking and admitting the exhibit for illustrative purposes, including, e.g., allowing the  
27 examining attorney to show the exhibit via Zoom’s screen-sharing feature or allowing a  
28 witness to electronically annotate an illustrative exhibit and later providing a copy of the  
29 exhibit to the Clerk.

1           **I. Professionalism During Remote Portions of the Trial**

2           **1. Cross-talk and microphones.**

3           When the Court, a party, counsel, or a witness is speaking, please avoid interrupting  
4 the speaker. During remote portions of the trial, generally, all participants other than the  
5 Court, the witness, and the examining and defending attorneys should mute their  
6 microphones. Remote participants using multiple devices in a single workspace to access  
7 the trial should avoid audio feedback issues by, e.g., only using the microphone and  
8 speakers on one device at a time or using headphones.

9           **2. Objections.**

10          When an objection is made during remote testimony, please stop talking and let the  
11 Court rule on the objection.

12          **3. Disconnection.**

13          If the Court, a party, counsel, a witness, or anyone else necessary to the proceedings  
14 becomes disconnected from a remote portion of the trial, the trial will stop while the Court  
15 works to reconnect the individual. Counsel must ensure that a witness has an alternative  
16 means of communicating with counsel in the event of disconnection.

17          **4. Limiting distractions.**

18          To the extent possible, remote trial participants should conduct themselves in the  
19 same way they would if they were physically present in a courtroom. Remote participants  
20 should silence electronic devices other than devices necessary for remote participation, and  
21 generally take steps to minimize anything in their remote workspaces that would distract  
22 from the integrity of the proceedings. The Court understands that conducting trial from  
23 remote locations may present challenges. The Court asks all remote participants to do their  
24 best to maintain professionalism to conduct a fair and efficient trial.

25          **5. Screen names.**

          When remotely accessing the trial, remote participants shall ensure that their Zoom  
screen name and the legal name they are using in these proceedings are the same. If a  
remote participant attempts to access the trial via Zoom with a name the Court does not  
recognize, the Court may decline to admit that person from the virtual waiting room.

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**6. Decorum.**

Parties, counsel, and witnesses appearing remotely should dress in professional attire just as they would when appearing in-person.

**J. Post-Trial Evidence Handling**

Electronic exhibits which were not offered during the trial will not be retained by the Clerk’s Office. Hard copy exhibits not offered during the trial and deposition transcripts not published must be retrieved by 4:00 p.m. no later than three judicial days after the trial has concluded and will otherwise be discarded by the Clerk’s Office. Parties may be asked to provide their electronic authorization for the destruction of exhibits admitted during trial.

**K. Technology Support**

Parties, counsel, and witnesses should familiarize themselves with the Zoom platform prior to trial. The Court is unable to provide Zoom technical assistance or advice beyond what is contained in this order.

**L. Wi-Fi Hotspots**

Parties and witnesses with internet limitations may find free Wi-Fi hotspots at various locations. Hotspots sponsored by the Washington State Department of Commerce may be found here: <https://www.commerce.wa.gov/building-infrastructure/washington-state-drive-in-wifi-hotspots-location-finder/#:~:text=The%20drive-In%20Wi-Fi%20hotspot%20project%20addresses%20underserved%20and,free%20public%20broadband%20internet%20access%20to%20all%20residents.>

**King County Superior Court  
Judicial Electronic Signature Page**

Case Number: 26-2-07388-1 SEA  
Case Title: REDACTED VS KEYHANI  
Document Title: Order on Pre-Trial Conference  
Date Signed: 05/06/2026



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Judge: Andrea Robertson

Key/ID Number: \*370029392\*  
Page Count: This document contains 12 page(s) plus this signature page.