

John G. Yslas (SBN 187324)
john.yslas@wilshirelawfirm.com
Arrash T. Fattahi (SBN 333676)
arrash.fattahi@wilshirelawfirm.com
Arman A. Salehi (SBN 351112)
arman.salehi@wilshirelawfirm.com
Giancarlo A. Recinos (SBN 282836)
giancarlo.recinos@wilshirelawfirm.com
WILSHIRE LAW FIRM, PLC
660 S. Figueroa Street, Sky Lobby
Los Angeles, California 90017
Telephone: (213) 381-9988
Facsimile: (213) 381-9989

Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES – SPRING STREET COURTHOUSE

RUBEN ALEXANDER, individually, on behalf
of all others similarly situated, and on behalf of
the State of California and other aggrieved
persons,

Plaintiff,

v.

BHI RESIDENTIAL CORPORATION dba
SENTRAL, a corporation; and DOES 1 through
10, inclusive,

Defendants.

Case No.: 24STCV28827

*[Assigned for All Purposes to the Honorable
Laura A. Seigle, Dept. 17]*

**[PROPOSED] ORDER GRANTING
PLAINTIFF'S MOTION FOR
PRELIMINARY APPROVAL OF CLASS
ACTION AND PAGA SETTLEMENT**

Preliminary Approval Hearing:

Date: October 20, 2026

Time: 9:00 a.m.

Dept.: 17

Complaint filed: October 31, 2024

FAC filed: January 17, 2025

Trial date: Not Set

[PROPOSED] ORDER

Having reviewed Plaintiff Ruben Alexander's ("Plaintiff") Motion for Preliminary Approval of Class Action and PAGA Settlement ("Motion"), the Declaration of Ruben Alexander, Plaintiff's Declaration, and the Class Action and PAGA Settlement Agreement and Class Notice ("Settlement Agreement"), and good cause appearing, the Court finds and orders as follows:

1. The Court finds on a preliminary basis that the Settlement Agreement appears to be fair, adequate, and reasonable and therefore meets the requirements for preliminary approval. The Court grants preliminary approval of the Settlement and the Settlement Class based on the terms set forth in the Settlement Agreement between Plaintiff and Defendant BHI Residential Corporation dba Sentral ("Defendant"), attached to the Declaration of John G. Yslas in Support of Plaintiff's Motion for Preliminary Approval of Class Action and PAGA Settlement as **Exhibit 2**.

2. The Settlement falls within the range of reasonableness of a settlement which could ultimately be given final approval by this Court, and appears to be presumptively valid, subject only to any objections that may be raised at the Final Approval Hearing and final approval by this Court. The Court notes that Defendant has agreed to create a common fund of \$290,000.00 to cover (a) settlement payments to Class Members who do not validly opt out; (b) a \$10,000.00 allocation toward civil penalties under the Labor Code Private Attorneys General Act of 2004 ("PAGA"), 65% of which (\$6,500.00) will be paid to California's Labor and Workforce Development Agency and 35% of which (\$3,500.00) will be paid to Aggrieved Employees; (c) a Class Representative Service Payment of up to \$10,000.00 to Plaintiff; (d) Class Counsel's attorneys' fees, not to exceed one third (1/3) of the Gross Settlement Amount (currently estimated to be \$96,666.67), and up to \$25,000.00 in costs for actual litigation expenses incurred by Class Counsel; and (e) Administration Expenses Payment of up to \$7,990.00.

3. The Court preliminarily finds that the terms of the Settlement appear to be within the range of possible approval, pursuant to California Code of Civil Procedure section 382 and applicable law. The Court finds on a preliminary basis that: (1) the Settlement amount is fair and reasonable to the Class Members when balanced against the probable outcome of further litigation relating to class certification, liability and damages issues, and potential appeals; (2) significant informal discovery,

1 investigation, research, and litigation have been conducted such that counsel for the Parties at this
2 time are able to reasonably evaluate their respective positions; (3) settlement at this time will avoid
3 substantial costs, delay, and risks that would be presented by the further prosecution of the litigation;
4 and (4) the proposed Settlement has been reached as the result of intensive, serious, and non-collusive
5 negotiations between the Parties with the assistance of a well-respected class action mediator.
6 Accordingly, the Court preliminarily finds that the Settlement Agreement was entered into in good
7 faith.

8 4. A final approval hearing on the question of whether the proposed Settlement,
9 attorneys' fees and costs to Class Counsel, payment to the LWDA and Aggrieved Employees for
10 their share of the settlement of claims for penalties under PAGA, and the Class Representative
11 Service Payment should be finally approved as fair, reasonable and adequate as to the members of
12 the Class is hereby set in accordance with the Implementation Schedule set forth below.

13 5. The Court provisionally certifies for settlement purposes only the following class (the
14 "Class"): "means all persons employed by BHI in California and who was classified as an hourly
15 paid, non-exempt employee during the period of October 31, 2020, to December 8, 2025 (the "Class
16 Period").

17 6. "Aggrieved Employees" means a person employed by BHI in California and who was
18 classified as an hourly paid, non-exempt employee during the period of September 13, 2023, to
19 December 8, 2025 (the "PAGA Period").

20 7. The Court finds, for settlement purposes only, that the Class meets the requirements
21 for certification under California Code of Civil Procedure § 382 in that: (1) the Class Members are
22 so numerous that joinder is impractical; (2) there are questions of law and fact that are common, or
23 of general interest, to all Class Members, which predominate over individual issues; (3) Plaintiff's
24 claims are typical of the claims of the Class Members; (4) Plaintiff and Class Counsel will fairly and
25 adequately protect the interests of the Class Members; and (5) a class action is superior to other
26 available methods for the fair and efficient adjudication of the controversy.

27 8. The Court appoints as Class Representative, for settlement purposes only, Plaintiff
28 Ruben Alexander. The Court further preliminarily approves Plaintiff's ability to request a Class

Representative Service Payment of up to \$10,000.00.

9. The Court appoints, for settlement purposes only, John G. Yslas, Arrash T. Fattahi, Arman A. Salehi, and Giancarlo A Recinos of Wilshire Law Firm, PLC, as Class Counsel. The Court further preliminarily approves Class Counsel's ability to request attorneys' fees of up to one third (1/3) of the Gross Settlement Amount (currently estimated to be \$96,666.67), and costs not to exceed \$25,000.00.

10. The Court appoints Apex Class Action Administration as the Settlement Administrator with reasonable administration costs not to exceed \$7,990.00.

11. The Court approves, as to form and content the Class Notice attached to the Settlement Agreement as **Exhibit A**. The Court finds on a preliminary basis that plan for distribution of the Class Notice to Settlement Class Members satisfies due process, provides the best notice practicable under the circumstances, and shall constitute due and sufficient notice to all persons entitled thereto.

12. The Parties and the Administrator are ordered to carry out the Settlement according to the terms of the Settlement Agreement.

13. Any Class Member who does not timely and validly request exclusion from the Settlement may object to the Settlement Agreement.

14. The Court orders the following Implementation Schedule:

Event	Timing
Class Data: Last day for Defendant to provide Class Data to the Administrator	15 days after the Court grants Preliminary Approval of the Settlement
Class Notice: Last day for Administrator to mail the Class Notice to Class Members	14 days after receipt of the Class Data

Response Deadline: Last day for Class Members to submit Requests for Exclusion, Objections to the Settlement, and challenges to Workweeks and/or Pay Periods	45 days after Class Notice is mailed out by the Administrator (with an additional 14 days for Class Members whose Class Notice was remailed)
Filing Deadline: Last day to file Motion for Final Approval, Request for Attorneys' Fees and Costs, and Class Representative Service Payment to Plaintiff	16 court days before the Final Approval Hearing
Final Approval Hearing	_____, 2026, at _____ a.m./p.m. in Dept. 17 of the above-referenced Court

15. The Court further ORDERS that, pending further order of this Court, all proceedings in this lawsuit, except those contemplated herein and in the settlement, are stayed.

IT IS SO ORDERED.

DATED: _____

HON. LAURA A. SEIGLE
JUDGE OF THE SUPERIOR COURT