

State of Arizona
COMMISSION ON JUDICIAL CONDUCT

Disposition of Complaint 25-498

Judge:

Complainant:

ORDER

December 2, 2025

The Complainant alleged a justice of the peace pro tem was biased, rude, and did not follow the law in an eviction case.

The role of the Commission on Judicial Conduct is to impartially determine whether a judicial officer has engaged in conduct that violates the Arizona Code of Judicial Conduct or Article 6.1 of the Arizona Constitution. There must be clear and convincing evidence of such a violation in order for the Commission to take disciplinary action against a judicial officer.

The Commission reviewed all relevant available information and concluded there was not clear and convincing evidence of ethical misconduct in this matter. The complaint is therefore dismissed pursuant to Commission Rules 16(a) and 23(a).

Commission members Denise K. Aguilar and Delia R. Neal did not participate in the consideration of this matter.

Copies of this order were distributed to all appropriate persons on December 2, 2025.

file a formal complaint of judicial misconduct against Judge [redacted]. My cases, though ultimately dismissed, were handled in a manner that demonstrates a profound disregard for the law and the fundamental principles of a fair and impartial judiciary. My sole purpose is to report a clear pattern of behavior that, if left unaddressed, will cause grave injustice to other mobile home park tenants in [redacted] County public record shows that Judge [redacted] was hired as a full-time pro tem to provide [redacted] " and to [redacted]

[redacted]. " As this complaint will demonstrate through a detailed account of two hearings, Judge [redacted] actions represent a profound failure to fulfill his stated purpose. The evidence I will present shows that his decisions were driven by a desire for speed over justice, resulting in an unjust process that violated due process and legal principles

External Validation: The Judge's Words vs. His Actions Before detailing the incidents, it is critical to highlight how Judge [redacted] public statements and the systemic issues reported in the media provide irrefutable context for his actions. The following information comes from a series of articles written by [redacted] and published in the [redacted].

The articles state that Judge [redacted] can hear more than [redacted] eviction cases in a single day, with the court ordering an average of [redacted] evictions each day in the last fiscal year. Judge [redacted] publicly stated, "[redacted]," and "[redacted]

" Contradiction: My hearing lasted approximately [redacted] minutes, a clear example of [redacted] " a case to meet an unrealistic quota. My case visibly agitated Judge [redacted], who seemed upset that it was taking so long, directly contradicting his claim that he does not care about the time it takes.

2. A System Stacked Against Tenants Legal-aid attorneys quoted in the articles explicitly state that the system is "[redacted]," and that they "[redacted]

" They also point out that landlords sometimes use "[redacted]" tactics, such as refusing to accept rent payments or failing to provide receipts, then filing eviction actions based on nonpayment. My experience serves as a perfect, documented example of the very "[redacted]" tactics that Judge [redacted] knows are used against tenants, yet he knowingly allowed them to proceed.

3. The Myth of Judicial Impartiality and Empathy Judge [redacted] stated, "[redacted]

[redacted] ...
" Contradiction: My case demonstrates that Judge [redacted] did not follow the law as it is. Instead, he fabricated legal rules and ignored foundational legal principles. His claim to be a neutral arbiter is further undermined by his advice to the landlord's attorney, which was an instruction to commit an illegal act. The following incidents are a perfect, factual illustration of the systemic issues and judicial misconduct highlighted in these articles.

Incident 1: Willful Disregard for Legal Principles Case Number: [redacted]

Date of Hearing: [redacted]

Allegation: The eviction was based on a non-existent lease violation and was filed by the wrong business entity, leading to a fraudulent attempt to serve notice.

Willful Disregard for Standing: The eviction was filed by "[redacted]" an entity to which I had no legal relationship, as I paid my rent to "[redacted]."

This is a fundamental issue of standing that should have led to an immediate dismissal. When I raised this issue, the judge dismissed it by stating, "[redacted]

" The judge did nothing to change the issue or even recognize the problem. I am certain that if I had not questioned the lawyer's due diligence with the [redacted], the second case would have continued to name the incorrect entity, proving that the judge's inaction enabled the [redacted]

lawyer's deliberate and fraudulent filing.

Abuse of Judicial Authority: I attempted to assert my retaliation defense, explicitly provided for under A.R.S. § 33-1491. The judge interrupted me and refused to hear it, stating that to be considered, I would have to file a counterclaim. This is a direct fabrication of a procedural rule that does not exist in Arizona law. This act was a clear abuse of judicial authority and a denial of due process.

Refusal to Accept Evidence and Prejudged Credibility: The judge disregarded clear evidence and legal rules to accept the landlord's claim that notices were properly served, when the park manager intentionally kept me unaware of the violations to make it appear I had not tried to remedy them. According to Rule 5, notice must be sent to the "last known address," yet the notice was addressed to a street name that had been reassigned by the county. I provided a USPS tracking that showed the carrier trying to deliver to a business, yet the judge disregarded this evidence. Despite the lease filed with the court showing my correct address as _____, the judge took the park manager's word that the certified mail was correctly addressed. To _____ This was a clear violation of his duty to verify facts. He seemed to operate under a preconceived bias that claims of non-receipt are simply a lie told by tenants to delay a case. This first case was ultimately dismissed by the park's lawyer before the scheduled trial, a clear admission that the claim was without merit and they did not want their fraudulent actions to be exposed in court.

Incident 2: Complicity in Bad-Faith and a Denial of Due Process Case Number:

Date of Hearing:

Allegation: The landlord filed a meritless non-payment claim after I refused to sign a new lease, a clear act of coercion that the park manager admitted to in testimony.

Refusal to Acknowledge Factual Evidence: The judge, in his apparent attempt to find a problem with my payment, reviewed my ledger. The money order was dated the _____, and the notice of non-payment was sent to the post office on the _____, yet the payment was not considered late until the _____. This made the non-payment claim baseless from the start. Despite this, the judge did not hold the landlord accountable. He asked the manager why he had refused my rent, and the manager responded that we were "_____." I expected Judge _____ to reprimand them for wasting the court's time, but he didn't. He also did not ask for the certified mail return receipt, which did not exist, even though the papers filed as exhibits by _____ showed that he had not obtained one. The judge's actions gave the park manager the impression that even if I had not actually received the notice, the judge would apply the mailbox rule to find that the notice was properly sent. He took the word of the landlord's attorney for the truthfulness of the claim that _____ County was responsible for updating the USPS about the tenants' mailing addresses. This demonstrates a profound bias against a party's legitimate evidence and a willingness to accept false testimony from the landlord's attorney.

Encouragement of an Illegal Act: Instead of reprimanding the landlord for bringing a meritless claim, the judge provided them with advice on how to legally circumvent their failed attempt. He advised the landlord's attorney, stating, "_____." This is a direct instruction to commit an illegal act, as a mobile home park landlord must have "good cause" to terminate a tenancy under A.R.S. § 33-1476. The judge's suggestion was an explicit encouragement of a retaliatory and illegal act, demonstrating a gross ethical violation.

Conclusion: No One to Protect Us

The judge showed _____ that his deceptive tactic of intentionally misdirecting notices to an unauthorized forwarding address had worked as he had hoped it would. This emboldened

to use the incorrect forwarding address again for the "pay or quit" notice in the second case. When I argued these issues, the judge simply stated, " " before once again applying the mailbox rule. However, after there was no doubt that I was a tenant who had paid their rent for years without missing a month, the judge was forced to dismiss the case. The actions of Judge demonstrate a deliberate pattern of misconduct, a profound lack of professional competence, and a clear disregard for impartiality. His behavior is not a series of isolated errors but a direct fulfillment of the "bad-faith" tactics described in the very articles that lauded his appointment. This complaint is a perfect illustration of how the system is rigged against tenants, even when they present overwhelming evidence. The first case was dismissed not by the judge, but by the opposing counsel before our day in court. In the second case, despite providing irrefutable evidence that the claim was meritless, the judge was ultimately compelled to dismiss it. The fact that these cases ended as they did does not negate the injustice. It simply shows how vulnerable the process is. This confirms the statement from a legal-aid attorney that "

." I am filing this complaint with a genuine fear of retaliation from the landlord's attorney, as the judge's past rulings have emboldened them. I fear that I will have to defend my home against more baseless claims in the future. As an attorney stated in the article, "

." I urge the Commission to investigate this matter to ensure that other tenants are not subjected to the same injustice and that Judge is held accountable for his professional and ethical failures.

Sincerely,

Property name:
Tenant address to:

Unfortunately they will not disclose their mailing address so I am unable to send a request for them (month) or provide that information to USPS to send to service recipient's home address.

On: [USPS Customer Support](#) - [Feedback](#) - [Help](#) - [Home](#)



Dear

This is in response to your inquiry about a Change of Address (COA) you did not submit and the rerouting of your mail.

We have reviewed your information and the result is as follows:

- We have cancelled the forwarding order that we received to reroute your mail to a different address.
- If there is a fraudulent charge on your credit card, report it to the issuer immediately.
- We advise that you contact all your regular correspondents to confirm your correct mailing address with them.
- Check whether the following major credit reporting agencies have accounts in your name that were opened without your consent. Also, ask them to place a "fraud alert" on your file.
- You will be contacted by a Postal Inspector only if additional information is needed.

Equifax 1-800-525-6285

www.equifax.com

Experian 1-888-397-3742

www.experian.com

TransUnion 1-800-680-7289

www.transunion.com

Thank you for allowing us the opportunity to serve you.

Sincerely,

Supv. Customer Services

You may receive an invitation to participate in a survey from uspsa@usps.com regarding your recent interaction with the USPS employee who assisted you with this service request. Please complete the survey so that, if necessary, we can improve your experience. We value your feedback.

Your privacy is important to us. If you would like additional information on our privacy practices, please visit www.usps.com/privacy.

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Name	Attorney	Service Date	Eviction Service Date	Answer Date	Document Type	Document Date
Plaintiff					Dismissed	
Defendant					Dismissed	
Defendant					Dismissed	

Case Events:

Date	Time	Matter Type	Event	Result
		Hearing	Eviction Action	Completed
		Answer	Answer	Filed

Documents: (Available at Court House)

Document Type	Document SubType	Document Caption	File Date
Civil Documents	CIV - MINUTE ENTRY	CIV - MINUTE ENTRY	
Civil Documents	CIV - MINUTE ENTRY	ENTERED IN ERROR	
Civil Documents	CIV - ANSWER	CIV - ANSWER	
Civil Documents	CIV - SERVICE	CIV - SERVICE	
Civil Documents	CIV - EVICTION NOTICE	CIV - EVICTION NOTICE	
Civil Documents	CIV - PAYMENT RECEIPT	Payment	
Civil Documents	CIV - NOTICE OF HEARING	CIV - NOTICE OF HEARING	
Civil Documents	CIV - SUMMONS	CIV - SUMMONS	
Civil Documents	CIV - COMPLAINT NON PAYMENT	CIV - COMPLAINT NON PAYMENT	
Civil Documents	CIV - EVICTION NOTICE	DO NOT USE	

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COMPLAINT ON ITS WEBSITE.**

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REMAINDER OF THE
COMPLAINT IN THIS MATTER,
PLEASE MAKE YOUR REQUEST
IN WRITING TO THE
COMMISSION ON JUDICIAL
CONDUCT AND REFERENCE
THE COMMISSION CASE
NUMBER IN YOUR REQUEST.**