

Business Litigation
Construction Defect
Elder care and Dependent Adult
Environmental Coverage
Excess Insurance
Habitability and Fair Housing Act
Foster Care
Insurance Coverage
Insurance Defense
Insurance Bad Faith
Intellectual Property
Premises Liability
Products Liability
Professional Liability including
Legal, Medical, and Real
Estate Malpractice
Real Estate
Transportation



personal service



attorneys at work for you

ESTABLISHED IN 1981 .

The members of the firm have extensive trial experience. We have successfully defended and tried a variety of cases with a focus on high exposure, complex cases. The diversity of our practice has allowed us to gain expertise in a wide range of legal matters. Citron & Citron has significant experience handling matters in the following practice areas:

- Business Litigation
- Construction Defect
- Elder care and Dependent Adult
- Environmental Coverage
- Excess Insurance
- Habitability and Fair Housing Act
- Foster Care
- Insurance Bad Faith/Coverage
- Insurance Defense
- Intellectual Property
- Premises Liability
- Products Liability
- Professional Liability including Legal, Medical, Real Estate
- Real Estate
- Transportation

The firm currently has cases pending in both the Federal and State courts throughout the State of California.

Our defense of claims made against our clients is aggressive and cost effective. We remain competitive and successful based on the results we have achieved. We pride ourselves on delivering personalized service.

responsive to client needs



CUSTOMER SATISFACTION

“...We could never adequately express our gratitude to Joel and Thomas Citron for their work on our claim.”

areas of practice

BUSINESS LITIGATION

Citron & Citron attorneys regularly handle business disputes for their clients. Representative cases include, but are not limited to, contracts, commercial leases, land use, homeowners associations, fraud, defamation and misrepresentation and unfair competition claims.

CONSTRUCTION DEFECT

The firm has considerable expertise in the areas of construction defect cases representing owners, developers, builders and design professionals. Citron & Citron has litigated matters regarding single family homes, apartments and condominiums, apartment complexes, commercial structures and planned developments.

ELDER CARE AND DEPENDENT ADULT

The firm has defended a myriad of cases involving claims of elder neglect/abuse and claims against dependent adult facilities. The cases have involved claims of regulatory and statutory violations, neglect, abuse, mistreatment and breach of contract. Several of these cases have gone to trial and have resulted in very successful results for the firm's clients.

“...Mr. Citron is the epitome of what one would expect from an attorney.”

“...I would rank Mr. Citron at the very top of the list.”

areas of practice

ENVIRONMENTAL COVERAGE

The firm served as counsel for two large excess carriers in several high profile environmental coverage cases, including but not limited to *Four Star v. Alliance*, the *Conoco* case and the *ITT* case.

HABITABILITY AND FAIR HOUSING DISCRIMINATION

Citron & Citron has extensive experience defending property owners and managers and management companies who are sued for claims of Breach of the Warranty of Habitability. The firm is able to determine liability and exposure issues at an early stage to determine whether the claims are warranted and/ can be successfully fought. Our lawyers have handled and tried Housing Discrimination claims in both State and Federal Courts throughout the State.

FOSTER CARE

For over 20 years, the firm has represented foster parents and/or foster care agencies in a wide variety of claims. We have handled cases ranging from abuse to neglect to negligence.

INSURANCE COVERAGE AND BAD FAITH

The Attorneys have successfully tried and defended bad faith cases against carriers, and have also served as coverage counsel for primary and excess carriers in a broad range of cases, including construction defect cases, advertising injury, and have been appointed Cumis counsel for several different carriers

INTELLECTUAL PROPERTY/ADVERTISING INJURY

Citron & Citron has successfully defended some of the largest advertising injury cases in Southern California on behalf of both primary and excess carriers. In addition thereto, they have had great recent success in defending cases involving claims of the alleged unauthorized use of the likeness of a professional artist, model and/or actor, and/or the unauthorized use of a trademark.

PREMISES AND PRODUCTS LIABILITY

Citron & Citron has successfully tried and defended multiple premise liability types of cases, including shootings, assaults and batteries, security guard cases and slip and fall cases.

We have considerable expertise in product liability defense including claims involving defectively designed, manufactured and/or altered equipment, industrial accidents and problems associated with mechanical and electrical engineering caused by factors ranging from product failure and analysis to design problems to misuse of products. Additionally, our lawyers have handled food poisoning and toxic exposure cases brought on product liability theories.

PROFESSIONAL NEGLIGENCE

Over the last 30 years, the firm has developed an expertise in the defense of professional negligence claims. A significant number of prominent professionals have come to rely on our expertise in handling matters related to professional negligence. We have successfully represented lawyers, real estate agents and brokers, insurance agents and brokers, physicians, surgeons, psychiatrists, nursing homes, dependency facilities, adult residential facilities and elder care facilities. We have also defended mortuary and cemetery malpractice claims.

TRANSPORTATION/COMMON CARRIERS

The firm has and presently represents various transportation companies, including common carriers, cab companies, freight haulers, long distance trucking companies, automobiles and public entities including buses. We also have significant experience handling mobile home park claims based on the Mobilehome Residency Law and recreational vehicle claims, including the defense

CUSTOMER SATISFACTION

“...Instrumental in maintaining an exemplary ratio of settlements to trials.”

“The outcome was as I had hoped.”



Joel F. Citron



EDUCATION:

- Pomona College, B.A. (1961)
- University of California at Los Angeles L.L.B. (1964)
- Oxford University, Oxford, England (1959)

ADMISSIONS:

- The California State Bar (1965)
- United States District Court for Southern, Central and Northern Districts of California (1965)
- United States Court of Appeals, Ninth Circuit (1965)
- United States Supreme Court (1971)

PROFESSIONAL AFFILIATIONS/ACTIVITIES:

- State Bar of California
- Los Angeles County Bar Association
- American Board of Trial Advocates (ABOTA)
- Southern California Defense Counsel
- Mediator, JASOP Court Services - Dispute Resolution Services
- American Arbitration Association - National Panel of Arbitrators/Attorney Advisor
- American Judicature Society
- Judge Pro Tem, Los Angeles Superior Court West District
- Arbitrator/Mediator, Los Angeles Superior Court for the West, Central and Northwest Districts
- Settlement officer for Los Angeles Superior Court for the West, Central and Northwest Districts
- Lecturer and Moderator, California Continuing Education of the Bar
- Member of the Bar Registry of Preeminent Lawyers
- AV rated By Martindale Hubbell for Over twenty five years

PRACTICE AREAS:

- Business Litigation
- Construction Defect
- Elder care and Dependent Adult
- Environmental Coverage
- Excess Insurance
- Habitability and Fair Housing Act
- Foster Care
- Insurance Coverage
- Insurance Defense
- Insurance Bad Faith
- Intellectual Property
- Premises Liability
- Products Liability
- Professional Liability including Medical, Legal, and Real Estate Malpractice
- Real Estate
- Transportation

PUBLISHED DECISIONS:

- Kerr v. Bock (1971) - Implied Consent and Medical Malpractice; BAJI 6.30
- Borders v. Great Falls Yosemite Ins. Co. (1977) - Automatic renewal of a policy with a signed waiver of UM Coverage. Demand for policy limits and bad faith. Defense verdict for Great Falls.
- Mattingly v. Anthony Industries (1980) - Latent defects.
- Billings v. Edwards (1981)
- Heninger v. Foremost (1985) - Bad faith. Successful defense of Foremost Insurance Company.
- Ambriz v. Kress - Was not involved in the Appeal which dealt with apportionment of liability under theory of comparative negligence.
- Hettig v. Four Queens (2003) - Not published - Motion to stay for forum non-conveniens

CUSTOMER SATISFACTION

“I have always found Mr. Joel Citron to be a person of honor, integrity and completely trustworthy.”

“...I wholeheartedly endorse his practice and applaud his accomplishments as an insurance defense lawyer.”

“You were definitely worthy of my trust.”

Thomas H. Citron



EDUCATION:

- Pomona College, B.A. (1991)
- Western State University, J.D. (1995)

ADMISSIONS:

- California State Bar (1996)
- United States District Court for the Central District of California
- United States District Court for the Eastern District of California

PROFESSIONAL AFFILIATIONS/ACTIVITIES:

- State Bar of California
- Los Angeles County Bar Association
- American Bar Association
- Santa Monica Bar Association
- Los Angeles Superior Court Panel of Arbitrators
- Arbitrator/Mediator, Los Angeles Superior Court for the Northwest Districts
- Settlement Officer, Los Angeles Superior Court for the Northwest Districts

PRACTICE AREAS:

- Business Litigation
- Construction Defect
- Elder Care and Dependent Adult
- Environmental Coverage
- Foster Care
- Habitability and Fair Housing Act
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- Insurance Bad Faith
- Intellectual Property
- Premises Liability
- Products Liability
- Professional Liability including Medical, Legal, and Real Estate Malpractice
- Property and Casualty Claims
- Real Estate
- Transportation

RECENT TRIAL RESULTS

- Santa Barbara Sup. Ct. Defense Verdict in bar fight case with \$375,000.00 demand
- L.A. Sup. Ct. 3 separate Defense verdicts for public transportation entity
- L.A. Sup. Ct., Defense verdict in Habitability case involving elderly plaintiffs who had roof collapse from water pipe burst
- Riverside Sup. Ct. Favorable Verdict for homeowner whose son shot paintball at 11 year old causing irreparable damage to plaintiff's eyesight
- L.A. Sup. Ct., Favorable Verdict in Habitability and Wrongful Eviction case for less than 25% of pre-trial offer
- L.A. Sup. Ct. Defense Verdict for Mobile Home Park on claim of Mobilehome Residency Law violations
- O.C Sup. Ct. Defense Verdict on slip and fall premises case where Plaintiff established lack of warning and dangerous condition existed prior to fall.

CUSTOMER SATISFACTION

“Mr. Citron has proven himself to be an exceptional defense counsel time and time again.”

“...Mr. Citron worked very hard on protecting me and presenting my side of the case.”

Andrea L. Rice

of Counsel



EDUCATION:

- University of California at Los Angeles, Bachelor of Arts (1968)
- University of California at Los Angeles, State Teacher's Credential (1970)
- University of California at Los Angeles, Master of Education (1974)
- Loyola Law School, Juris Doctor (1980)

ADMISSIONS:

- California State Bar (1980)
- United States District Courts for Central, Northern and Southern Districts (1981)
- United States Court of Appeals, Ninth Circuit (1999)
- United States Supreme Court (1984)

PROFESSIONAL AFFILIATIONS/ACTIVITIES:

- State Bar of California
- A.V. rated in Martindale-Hubbell Law Directory since 1988
- Author of the firm's weekly newsletter, "Liability Update" (1985 to Present)
- Lecturer on Malpractice and Litigation Topics. Sample topics Include: "Malpractice Avoidance in the 90's - Conflicts of Interest" - April 29 and 30, 1993 at Boston, Massachusetts; "Legal Malpractice: A View From All Perspectives: Selection and Role of the Expert" - April 18 and 19, 1996 at Dana Point, California. Court-Qualified Expert Witness on Legal Malpractice Issues since 1989
- Author of Published Article, "Toxic Mold: The Self-Fulfilling Prophecy of Liability," *Real Estate Valuation Magazine*, No. 71, June-July 2002

PRACTICE AREAS:

- General Civil Trial and Appellate Practice, including:
- Professional Liability in the fields of:
 - Legal Malpractice, Insurance Brokers E&O,
 - Real Estate Brokers E&O, Dental Malpractice
- Insurance Coverage Matters
- Insurance Bad Faith
- Probate
- Products Liability
- Business Litigation

APPELLATE DECISIONS:

- Published:

Zelda v. Northland Insurance (1995) – Affirmance of summary judgment in insurance bad faith action

- Unpublished:

Rochin v. Pat Johnson Mfg. Co. (2003) – Summary Judgment affirmed based upon the litigation privilege defense (Civil Code § 42)

Hettig v. Four Queens (2003) – Affirmance of motion granting stay for forum non-conveniens

Henderson v. Wright Institute of Los Angeles (2005) – Dismissal following sustaining of demurrer without leave to amend affirmed

In Re Aubry Family Trust (2006-2009) – Successful defense of seven (7) appeals over a period of three years in a probate trust matter

In Re Conservatorship of Person and Estate of Grayson (2007) – Probate court's decision appointing conservator affirmed on appeal

Mitchell B. Malachowski

Associate



EDUCATION:

- Pepperdine University School of Law (J.D., *cum laude*, 2006)
- University of Maryland, College Park (B.S., Cell-Molecular Biology and Genetics, 2003)

ADMISSIONS:

- The California State Bar (2006)
- United States District Court for the Central District of California (2006)

PROFESSIONAL AFFILIATIONS/ACTIVITIES:

- State Bar of California
- Los Angeles County Bar Association
- American Bar Association

PRACTICE AREA:

- General Civil Litigation

REPRESENTATIVE CASES:

- In a rooftop fall case where the plaintiff claimed he needed to use crutches as a result of injuries, successfully combed social networking sites (such as MySpace and Facebook) to locate pictures of the plaintiff without crutches; these pictures were later admitted as evidence at trial.
- In intentional tort case where a collapsed settlement agreement lead to an amended complaint alleging fraud causes of action based on the failed settlement, successfully brought an anti-SLAPP motion to strike all new causes of action, resulting in award of attorney fees used to leverage settlement on original terms.
- In civil rights/retaliatory eviction/habitability case, successfully brought anti-SLAPP, resulting in all civil rights and retaliatory eviction causes of action being stricken, and award of attorney fees.
- In lead based paint poisoning case, extensively briefed court on issue of first impression involving standing to sue under federal lead based paint law, including detailed discussion of statutory construction and legislative history.

PUBLICATIONS:

- *From Gitmo with Love: Extraterritorial Habeas Corpus Jurisdiction in the Wake of the Enemy Combatant Cases of 2004*, 52 Naval Law Review 118 (2005), cited by *Boumediene v. Bush*, 476 F.3d 981, 1002-03 (D.C. Cir. 2007) (Rogers, J., dissenting), cert. granted, 127 S. Ct. 3078