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California, Beat Your Ticket: Go to Court & Win, and The California Landlord ' s Law Book: Evictions, and the coauthor of The Guardianship Book for California. Ralph Warner is founder and publisher of Nolo, and an expert on landlord/tenant law. Ralph

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has been a landlord, a tenant, and, for several years, a property manager.

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Janet Portman, Nolo ' s executive editor specializes in residential and commercial landlord/tenant law. She

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