

District Court Arapahoe County, Colorado 7325 South Potomac Street Centennial, CO 80112	DATE FILED March 15, 2026 1:32 PM CASE NUMBER: 2022CV32318
<p><b>Plaintiffs:</b> CHARLENE TILTON, OLLIS KNAULS, PATRICE HUNTER, ALFRED HUNTER, ESTATE OF DESHAWN HUNTER, TANYA SAMUEL, KEVIN GOLDSBY, BRYAN HULL, ASHLEY REED, JACQUELINE BOWEN, ESTATE OF NORMA SAMUELS, CHRISTY WHETSTONE, DAVID DAVIDSON, LOUIS SANTIAGO, TIERRA ALLRED, KEENA HILL, MARKIA RHODES, and MICHAEL LUNSFORD, on their own behalf and on behalf of those similarly situated,</p> <p>v.</p> <p><b>Defendants:</b> AMEN CORNER, LLC d/b/a THE VARECO, 11800 E COLFAX OZB, LLC d/b/a SUMMIT VIEW INN, and 11800 E COLFAX OZB LLC MANAGER LLC</p>	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <p>Case Number: 22CV32318</p> <p>Div: 31</p>
<b>ORDER RE: UNOPPOSED MOTION FOR PRELIMINARY APPROVAL OF SETTLEMENT PURSUANT TO C.R.C.P. 23(e)</b>	

THE COURT, having considered Plaintiffs’ Unopposed Motion for Preliminary Approval of Settlement Pursuant to C.R.C.P. 23(e), hereby finds and ORDERS as follows:

1. The Motion is GRANTED.
2. The Court finds that the proposed Settlement (Ex. 1 to Motion) is within the range of reasonableness, and therefore justifies the issuance of notice to the settlement class and the setting of a final approval and fairness hearing.
3. The Settlement is therefore preliminarily approved pursuant to Rule 23(e), subject to final approval.
4. For settlement purposes only, the Court certifies the following class pursuant to Rule 23(b)(3):

**The Settlement Class:** ALL INDIVIDUALS THAT OCCUPIED A UNIT AT THE SUMMIT VIEW INN BETWEEN FEBRUARY 14, 2020, AND OCTOBER 31, 2021

5. For settlement purposes only, the Court also certifies the following subclasses of the Settlement Class pursuant to Rule 23(b)(3):

**The Occupant Late Fee Subclass:** ALL INDIVIDUALS THAT OCCUPIED A UNIT AT THE SUMMIT VIEW INN AND WERE CHARGED LATE FEES AND LOCKED OUT OF THEIR UNIT FOR A PERIOD OF TIME BETWEEN FEBRUARY 14, 2020, AND OCTOBER 31, 2021

**The Tenant Subclass:** ALL INDIVIDUALS THAT OCCUPIED A UNIT AT THE SUMMIT VIEW INN BETWEEN FEBRUARY 14, 2020, AND OCTOBER 31, 2021, AND RESIDED AT THE SUMMIT VIEW INN FOR AT LEAST 30 CONSECUTIVE DAYS

**The Tenant Lockout Subclass:** ALL INDIVIDUALS THAT OCCUPIED A UNIT AT THE SUMMIT VIEW INN BETWEEN FEBRUARY 14, 2020, AND OCTOBER 31, 2021, RESIDED AT THE SUMMIT VIEW INN FOR AT LEAST 30 CONSECUTIVE DAYS, AND WERE LOCKED OUT OF THEIR UNIT

**The Tenant Closure Subclass:** ALL INDIVIDUALS THAT OCCUPIED A UNIT AT THE SUMMIT VIEW INN BETWEEN SEPTEMBER 12, 2021, AND OCTOBER 31, 2021, AND RESIDED AT THE SUMMIT VIEW INN FOR AT LEAST 30 CONSECUTIVE DAYS

6. Plaintiffs Tanya Samuel, Kevin Goldsby, and Bryan Hull are approved as the class representatives.
7. Plaintiffs' Counsel—CED Law, Towards Justice, and DeGolia Law—are approved as class counsel.
8. The proposed award of fees and costs to class counsel as described in the Motion and the Settlement is within the range of reasonableness and is preliminarily approved, subject to final approval.

9. The proposed award of service payments to the class representatives and other named Plaintiffs that sign the general release as described in the Motion and the Settlement is within the range of reasonableness and is preliminarily approved, subject to final approval.
10. RG/2 Claims Administration LLC is hereby approved as the Settlement Administrator.
11. The proposed Notice (Ex. 2 to Motion), Claim Form (Ex. 3 to Motion), and Exclusion Form (Ex. 4 to Motion) are hereby approved.
12. The proposed plan to disseminate notice is approved, *i.e.*, by text message and publication directing class members to a settlement website as described in the Motion.
13. The Court hereby orders the Parties and the Settlement Administrator to proceed with notice to the class consistent with the Motion and terms of the Settlement.
14. The Court hereby sets a final approval and fairness hearing pursuant to Rule 23 for **June 22, 2026, at 1:00 p.m., Mountain Time**, which is more than 90 days after this Order.
15. No later than 14 days prior to the date of the fairness hearing, the class representatives and Class Counsel shall file a motion for final approval of the Settlement pursuant to Rule 23(e) and any motion for recovery of attorney's fees and expenses from the settlement fund.

Dated this 15<sup>th</sup> day of March, 2026.

**BY THE COURT:**



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Thomas W. Henderson  
District Court Judge