# CAPTION: SHIVAA LLC V. ROYALE DIAMONES LLC

**06-21-24**

APPEAL NO.: C-230605

TRIAL NO.: 22CV-23079

KEY WORDS: CIV.R. 56 — SUMMARY JUDGMENT — EVICTION — FORCIBLE ENTRY AND DETAINER

SUMMARY:

The trial court erred in granting summary judgment in favor of plaintiff landlord on its eviction claim based on alleged breaches of a lease agreement where the term of the lease had yet to begin at the time of the alleged breaches.

JUDGMENT: REVERSED AND CAUSE REMANDED

JUDGES: OPINION by ZAYAS, J.; BOCK, P.J., and WINKLER, J., CONCUR.