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MICHAEL K. JEANES, Clerk
By J. Melius
Deputy

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11 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
12 IN AND FOR THE COUNTY OF MARICOPA

13 THE STATE OF ARIZONA *ex rel.* TERRY
14 GODDARD, the Attorney General, and THE
15 CIVIL RIGHTS DIVISION OF THE ARIZONA
16 DEPARTMENT OF LAW,

17 Plaintiff,

18 vs.

19 AUSTIN DEL CASTILLO, an unmarried man;
20 JANE DOES 1-10; JOHN DOES 1-10; ABC
21 TRUSTS 1-10; XYZ BUSINESS ENTITIES,

22 Defendants.

No. CV2008-004734

**DEFAULT JUDGMENT AS TO
DEFENDANT AUSTIN DEL CASTILLO**

23 The State of Arizona *ex rel.* Terry Goddard, the Attorney General ("the State") filed this
24 action against Defendant Austin Del Castillo to enforce the provisions of the Arizona Fair
25 Housing Act, A.R.S. §§ 41-1491 to -1491.37, which prohibits sex discrimination in housing.

26 The Court previously entered the default of Defendant Del Castillo for having failed to
27 answer or otherwise defend this action in accordance with the Arizona Rules of Civil
28 Procedure. The Court having reviewed the State's Application for Default Judgment and
Notice of Hearing, and having held a hearing in this matter, and good cause appearing,

1 IT IS ORDERED, ADJUDGED AND DECREED:

2 1. That default judgment is entered for the State against Defendant Austin Del
3 Castillo for sex discrimination in violation of the Arizona Fair Housing Act;

4 2. That Defendant Austin Del Castillo is permanently enjoined, as allowed by A.R.S.
5 § 41-1491.34(C), from engaging in any housing practice that discriminates based on sex or
6 interferes with the exercise of rights granted by the Arizona Fair Housing Act, including the
7 following:

8 (a) Discriminating against any person in the terms, conditions or privileges of rental of a
9 dwelling, or in providing services or facilities in connection with the rental because of sex;

10 (b) Making, printing, publishing or causing to be made, printed, or published any notice,
11 statement or advertisement with respect to the rental of a dwelling that indicates any preference,
12 limitation or discrimination based on sex; or

13 (c) Coercing, intimidating, threatening or interfering with any person in the exercise or
14 enjoyment of, or on account of her having exercised or enjoyed, or on account of her having
15 aided and encouraged any other person in the exercise or enjoyment of any right granted by
16 A.R.S. §§ 41-1491.14 to 41-1491.21.

17 3. That Defendant Austin Del Castillo shall pay Sara Hesselbarth, who is an
18 aggrieved person, the sum of \$ 2590.80 for compensatory damages suffered as a result
19 of Defendant's discrimination, and the sum of \$ 10,000.00 for punitive damages for
20 Defendant's callous disregard or reckless indifference to Sara Hesselbarth's civil rights;

21 4. That the State shall monitor Defendant's compliance with the Arizona Fair
22 Housing Act for a period of three years from entry of this Default Judgment, and that during
23 this three-year monitoring period, Defendant Austin Del Castillo shall:

24 (a) Post a fair housing poster provided by the State in a conspicuous, well-lit area, readily
25 visible to prospective tenants or roommates of any dwelling that he occupies. Such a poster is
26 available via internet at http://www.azag.gov/civil_rights/HousingPoster.pdf.

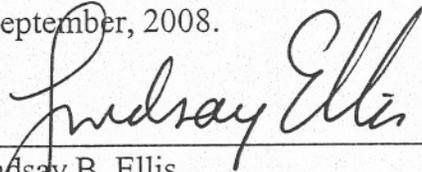
27 (b) Maintain all rental records relating to rental of dwellings in the future, and allow the
28

1 State to inspect and copy all such records upon reasonable notice; and

2 (c) Provide within fourteen days of the date of a request any information reasonably
3 related to compliance with this Default Judgment that is requested by the State, including:
4 tenant and roommate files, tenants' and roommates' telephone numbers and email addresses,
5 fair housing complaints (including sexual harassment complaints), and copies of Defendant Del
6 Castillo's advertisements or other solicitations via internet or otherwise for rental of dwellings;
7 and

8 5. That Defendant Del Castillo shall pay the State the sum of \$ 500.00 for
9 monitoring this Default Judgment and for the advancement of civil rights.

10 DONE IN OPEN COURT this 29th day of September, 2008.

11 

12 _____
13 Hon. Lindsay B. Ellis
14 Superior Court Commissioner
15 Maricopa County Superior Court

16 278145

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22
23 The foregoing instrument is a full, true and correct copy
24 of the original document.

25 Attest September 29 2008
26 MICHAEL R. JUANES, Clerk of the Superior Court of the
27 State of Arizona, in and for the County of Maricopa.

28 By J. Melius Deputy