



## Joel L. Benavides

### Overview

Joel L. Benavides focuses his practice on business litigation, real estate litigation and consulting, commercial and residential landlord-tenant matters, labor and employment, construction law, and consulting and litigation defense in connection with Americans with Disabilities Act (ADA) and California Unruh Act (Unruh Act) claims.

In his business litigation practice, Mr. Benavides regularly advises local, national, and multinational clients regarding a wide range of transactions including business litigation, partnership disputes, shareholder and corporate disputes, and general business and real estate consulting.

In his landlord-tenant practice, Mr. Benavides regularly represents and advises commercial and large-scale residential landlords throughout Southern California, in connection with unlawful detainer matters, wrongful eviction defense, landlord-tenant disputes, and related property management matters. As a result, Mr. Benavides has extensive experience advising and assisting his clients on a broad range of matters concerning local municipality and statewide rent control regulations, the Los Angeles County COVID-19 Tenant Protections Resolution, the Costa-Hawkins Rental Housing Act, the Ellis Act, and other matters relating to enforcement of landlords' property rights and responsibilities.

In his real estate practice, Mr. Benavides regularly advises businesses, real estate developers, landlords, and homeowners in purchase and sale transactions, commercial leasing, construction litigation, and related contractual matters. He regularly develops and implements strategies for his clients to avoid Unruh Act and ADA claims and, when necessary, litigates such claims in both state and federal court.

In his labor and employment practice he provides counsel to employers of all sizes in matters concerning employment agreements, hiring, retention, severance, pre-litigation dispute resolution, employment policies and handbooks, mass layoffs, and human resources training.

Earlier in his career, Mr. Benavides worked with a boutique law firm in Beverly Hills, California, managing civil litigation in labor and employment defense, and in general business matters.

Mr. Benavides is fluent in Spanish.

### Admissions



Partner

### Contact Information

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### Related Practices

- Commercial Litigation
- Shareholder and Partnership Disputes
- Real Estate Practices
- Business Litigation/Transactional
- Litigation
- Directors and Officers (D&O)
- Labor and Employment Law
- Wage & Hour Compliance
- ADA
- Employment Practices Defense Litigation
- Personnel Policies, Employment Agreements, Restrictive Covenants
- Whistleblower Claims
- Construction Law
- Construction Contract Drafting, Negotiation & Interpretation
- Claims, Litigation, Arbitration and Mediation
- General Liability Defense

- *California*
- *U.S. District Court*
  - *Central District of California*
  - *Northern District of California*

## *Education*

- *UCLA School of Law, Los Angeles, California, J.D.*  
*U.C. Berkeley, California, B.A. magna cum laude*

## *Awards*

## *Awards*

- *Southern California Super Lawyers, "Rising Star," 2015-2018*