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October 14, 2016

California Commission on Disability Access
c/o Angela Jemmott, Executive Director
721 Capitol Mall, Suite 250
Sacramento, CA 95814

**SUBJECT: COMPLAINT AGAINST CALIFORNIA ATTORNEY PETER KRISTOFER STROJNIK
(CA State Bar No. 242728)**

Dear Ms. Jemmott:

The California Hotel & Lodging Association (CH&LA) and the Asian American Hotel Owners Association (AAHOA) appreciate the opportunity to submit the attached complaint against California attorney Peter Kristofer Strojnik (CA State Bar No. 242728).

Strojnik is the quintessential ADA "shakedown" litigant who has been plaguing hundreds of California transient lodging establishments with frivolous, meritless lawsuits. In the course of his litigation, CH&LA and its members believe that Strojnik has violated many statutes enacted specifically to control this type of misconduct.

Since 2015, Strojnik has filed at least 270 California federal court lawsuits and at least eight California state lawsuits against hotels in California. The complaints and allegations in all of these lawsuits are virtually identical using the same plaintiff. They are all grounded solely on an alleged failure of the respective hotels to have a swimming pool or spa lift.

Numerous bills have been passed in the California Legislature over the years to deal with ADA litigants. The various code provisions arising out of SB 1186 and AB 1521 (Civil Code Sections 55.3 – 55.58) constitute a comprehensive statutory framework intended to deal with the litigation aspects relating to "construction-related accessibility claims."

Strojnik has engaged, and continues to engage, in conduct that violates mandated provisions from these bills and is therefore subject to discipline by the State Bar.

CH&LA has been informed by the California Commission on Disability Access (CCDA) that it has "not received copies of any Complaints/Demand Letters (SB 1186) from Peter Strojnik from January through June 2016, nor has it received any Case Resolutions (AB 1521) from Peter Strojnik between January and March 2016, both of which are required by statute if they involve an alleged construction-related accessibility violation/ADA violation." To CH&LA's knowledge, Strojnik has never submitted any demand letters or complaints to the Commission.

We appreciate your consideration of our complaint and comments.

Sincerely,

Lynn Mohrfeld, CAE, President & CEO
California Hotel & Lodging Association

Other organizations listed here:
Asian American Hotel Owners Association

*Protecting the
rights and interests
of the California
lodging industry*

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1 Cover Letter from California Hotel and Lodging Association
CCDA Executive Meeting 12/8/2016