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Partner

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Areas of Focus

- Senior Housing and Care
- Health Care Litigation
- Health Care
- Litigation and Dispute Resolution

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Payam represents senior living and health care providers in litigation, regulatory, and transactional matters, with a primary focus on California Residential Care Facilities for the Elderly (RCFEs). He advises operators on compliance with state and local regulations, licensing challenges, policy development, and resident agreements. Payam has extensive experience managing resident discharges and evictions, addressing licensing deficiencies, defending against revocation and disciplinary actions, and resolving complex disputes involving residents, families, and regulators.

Publications

“Assembly Bill 251: Increased Record Retention Risks for Senior Living Providers” co-author Health Care Legal Alert (August 2026)

“New Tenants’ Right to Counsel Rules Apply to Senior Living Providers in Los Angeles,” co-author, Senior Housing and Care Legal Alert (August 2025)

“New Reappraisal Requirements for Residential Care Facilities for the Elderly,” co-author, Senior Housing and Care Legal Alert (December 2024)

“Regulatory Change Requires RCFEs to Include Firearms Policy in Admission Agreements,” author, Health Care Legal Alert (November 2024)

“Update on California’s Latest Extension of COVID-19 Tenant Protections,” Senior Housing and Care Law Alert

(April 2022)

"Update on California's COVID-19 Tenant Protections and Their Impact on Senior Communities," *California Assisted Living Association (*March 2022)

"Pre-Dispute Arbitration Agreement, Legal Trends and Practical Advice,"*American Seniors Housing Association* (February 2022)

"California Legislation Extends Protections for Tenants Experiencing COVID-19-Related Financial Distress; Broadens Financial Assistance for Eligible Landlords and Tenants," Senior Housing and Care Law Alert (July 2021)

"California Extends COVID-19 Eviction Moratorium; Provides Financial Assistance for Eligible Landlords and Tenants," co-author, *Senior Housing and Care Law Alert* (February 2021)

"California Legislation Extends Protections for Tenants Experiencing COVID-19-Related Financial Distress; Provides Financial Assistance for Eligible Landlords and Tenants," co-author, California Assisted Living Association Legal Update (February 2021)

"California's Prohibition on Arbitration Agreements in Residential Leases is Extended to Continuing Care Contracts," *Senior Housing and Care Law Alert* (September 2020)

"New California and Federal Moratoria on Evictions Based on Non-payment," co-author, *Senior Housing and Care Law Alert* (September 2020)

"New Federal and State Moratoria on Evictions Aim to Protect Tenants Unable to Pay Rent and Other Fees Because of Financial Hardship Due to COVID-19," co-author, California Assisted Living Association Legal Update (September 2020)

"Judicial Council of California Votes to End Statewide Judicial Restrictions on Evictions," co-author, *Senior Housing and Care Law Alert* (August 2020)

"Business Realities in the Age of COVID-19," co-author, *Seniors Housing Business* (June 2020)

"Eviction Guidance for California Senior Communities During COVID-19 Pandemic," co-author, *Senior Housing and Care Law Alert* (April 2020)

"New Timing Requirements for Certain California Eviction Actions Take Effect September 1," co-author, *Senior Housing and Care Law Alert* (August 2019)

"California Assisted Living Regulation Catches Up with Statute Regarding Evictions for Change of Use of Facility," *Senior Housing and Care Law Alert* (January 2019)

"OIG Finds that Hospices Inappropriately Billed Medicare $268 Million," co-author, *AHLA Alert* (April 2016)

"New Law Streamlines Dissolution for Dormant Nonprofit Corporations in California," co-author, *Nonprofit Law Alert* (November 2015)

"IRS Notice Liberalizes Private Use Rules Governing Bond-Financed Facilities," co-author, *Health Care Law Alert* (November 2014)

"Three Types of Health Care Surrogate Decision Makers," co-author, *CALA News and Views* (May 2014)

"OIG Permits Senior Community's Referral Fee Arrangement," *Senior Housing and Care Law Alert* (January 2014)

Presentations

"Ask the Expert," co-presenter, National Placement and Referral Alliance Conference (February 2026)

"Ask the Attorneys," co-presenter, Elevate 2025 CALA Fall Conference & Trade Show (November 2025)

"Ask the Attorneys," co-presenter, Elevate 2025 CALA Spring Conference & Trade Show (June 2025)

"Navigating the Legal Landscape of Terminating a Residency Agreement," co-presenter, Elevate 2025 CALA Spring Conference & Trade Show (June 2025)

"Ask the Attorneys," California Assisted Living Association Fall Conference and Expo (November 2024)

"Ask the Attorneys," California Assisted Living Association Spring Conference and Expo (June 2024)

"Ask the Attorneys," co-presenter, California Assisted Living Association Fall Conference and Trade Show (November 2023)

"Ask the Attorneys," California Assisted Living Association's Spring Conference and Trade Show (June 2022)

"Ask the Attorneys," California Assisted Living Association's Fall Conference and Trade Show (November 2021)

“Ask the Attorneys,” California Assisted Living Association’s Virtual Summer Symposium (June 2021)

“Navigating Challenging Issues Related to Ending RCFE Residencies,” LeadingAge California (May 2021)

“Beginning & Ending Residencies: Navigating Challenging Issues” co-presenter, California Assisted Living Association, Fall Forum (October 2020)

“Ask the Attorneys – California Considerations,” co-speaker, California Assisted Living Association, Virtual Summer Symposium (June 2020)

“Resident Evictions: Following the Rules and Avoiding Pitfalls” co-presenter, California Assisted Living Association Fall Conference (November 2018)

“Resident Evictions: Following the Rules and Avoiding Pitfalls” co-presenter, California Assisted Living Association Spring Conference (June 2017)

Press

“What Senior Living Providers Need to Know About New Eviction Moratorium in California,” *Senior Housing News* (September 2020)

Honors & Awards

California Lawyers Association, Wiley W. Manuel Pro Bono Legal Services Award (2019–2021)

Chambers and Partners USA, Health Care

Professional Affiliations

Iranian American Bar Association, President

California Assisted Living Association, Education Committee, Legal & Regulatory Subcommittee Chair

Judicial Clerkships

Legal Extern to the Office of Circuit Executive, United States Court of Appeals, Ninth Circuit

Academic Distinctions

Moot Court, Best Oral Advocate

Education

J.D., UC Law San Francisco (Formerly UC Hastings) (2011)

B.S., University of California, Santa Cruz (2008)

Admissions and Courts

California

U.S. District Court for the Northern District of California

U.S. District Court for the Central District of California