

ORDERED.

Dated: November 04, 2024



Jason A. Burgess
United States Bankruptcy Judge

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
JACKSONVILLE DIVISION**

In re)	
TIJUANA FLATS RESTAURANTS, LLC, <i>et al</i> , ¹)	Case Nos. 3:24-bk-1122-BAJ and 3:24-bk-1128-BAJ
)	
Debtors.)	Chapter 11
)	
_____)	Jointly Administered Under Case No. 3:24-bk-1128-BAJ

ORDER GRANTING, IN PART, AND DENYING, IN PART, DEBTORS' EMERGENCY MOTION TO SUSPEND NOVEMBER 2024 NON-RESIDENTIAL REAL PROPERTY LEASE PAYMENTS DUE TO HURRICANE INTERRUPTION

This Chapter 11 case came before the Court on October 30, 2024, upon the debtors, Tijuana Flats #176, LLC and Tijuana Flats Restaurants, LLC (“Debtors”), Emergency Motion for Authority to Suspend November 2024 Non-Residential Real Property Lease Payments Due to Hurricane Interruption (the “Motion”) [Docket No. 439]. Upon consideration of the Motion and the responses thereto,

¹ The Federal Employer Identification Number of Tijuana Flats Restaurants, LLC is 47-4472442. The principal address of the Debtor is 2300 Maitland Center Parkway, Suite 306, Maitland, Florida 32751.

it is ORDERED:

1. The Motion is granted in part and denied in part.

2. Except as provided below, Debtors are excused from having to timely pay November rents for their business premises due to the unanticipated and unavoidable business interruption occasioned by Hurricanes Helene and Milton.

3. All affected landlords shall be automatically entitled to a § 503(b) administrative expense claim for the November rents without the necessity of filing an application for allowance of same. The suspended rents shall be paid in the manner described in the Motion, without prejudice to the Debtors right to pay the suspended rents on an earlier basis.

4. The Motion is denied as to the following landlords:

3687 Tampa Road Crossings, LLC (Store # 121)
BRE Mariner Carrollwood, LLC (Store #134)
BRE Throne Beneva Village Shops, LLC (Store #147)
Capital Realty & Investment Co., LLC, Ibis Walk Retail I, LLC and Ibis Walk Retail II, LLC (Store #181)
CG Downtown Shopping Center, LLC (Store #247)
CH Retail Fund I/Tampa Brandon, LLC (Store #135)
Dunwoody Properties, LLC (Store #129)
Eustis Covenant Group LLC (Store #222)
Ferraro Realty Group Ocee, LLC (Store #257)
Louis Geraci, LLLP (Store #159)
Palsher, Inc. (Store # 227)
PRD Owner, LLC (Store #184)
Ramco Jacksonville, LLC (Store #172)
QCPACC, LLC (Store #130)
Real Sub, LLC (Store #111)
Regency Centers, L.P. (Sore #246)
SCG Buckingham Square, LLC (Store # 230)
SCG Riverside Market, LLC (Store #176)
SCRE II Tower Maitland, Limited Partnership (Store #100)
Scribe Enterprises Inc. and Riviera Trading & Marketing Inc. d/b/a Scribe Riviera, J.V. (Store #187)
Sembler Family Partnership #41, Ltd. (Store #140)

Weingarten Nostat LLC (Store #104)

Debtors shall timely pay November rents for each of the foregoing locations.