

## Love triumphs in evict case

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**Courtney Love** has won a court battle to avoid being evicted from her rented West Village townhouse after the owner claimed she set it on fire, "ruined" its designer décor and fell behind on the rent.

The owner of the historic West 10th Street house, **Donna Lyon**, went to court to kick out the Hole rocker, who's been renting the landmarked four-story building for 11 months at \$27,000 a month.

Last June, Love scorched her hands after a candle set a curtain on fire in the master bedroom, but the property suffered little damage.

But Lyon claimed Love, 47, damaged the 19th-century residence, altered its designer interior by painting and papering over hand-finished walls and owed over \$50,000 rent.

However, pictures of the pristine-looking place were posted online, showing Love's furniture and art collection, including works by **Damien Hirst** and Francis Bacon. And yesterday, Love learned her motion to toss the case was granted by a Manhattan housing court judge.

Love's lawyer, **Eric Sherman**, successfully argued that the suit was wrongly filed because Love was current on her rent. He told us, "We've always said that the claims were baseless because the landlord was unfairly seeking future rent. I'm really pleased for Courtney. She deserves this win.

"The issue of the renovations was not the subject of this lawsuit," Sherman said. "This was only about payment of rent, and we were able to establish that she was up to date."

Despite the victory, sources tell us Love will leave the address when her lease expires Feb. 14 and move to a downtown apartment.

Chicago-based Lyon, who bought the 1827 residence in 2010 for \$8 million, couldn't be reached last night. But Lyon's lawyer, **Norman Flitt**, told us it wasn't over yet. "The alteration dispute was not part of the rent case and remains unresolved," he said.