

LIST ATTACHED evidence CRD complaint 5/22/23 from  
Geary J. Johnson

2023-5-12 Email on Housing Needs.pdf  
2023-5-11 Email Owner and City re Repairs.pdf  
2023-5-5 PPM Notice to Enter and also 4-14  
2023-4-17 Email Kitchen Sink Repair but no Bathroom toilet repair. No Intercom and  
Parking Stall repair.pdf  
2023-4-13 Email Request for RA and Services.pdf  
2023-4-12 Doctor Signed Request for RA G Johnson  
2023-3-17 Code Violation Complaint 851127  
2023-2-7 HP 1522 Notice and Order to Comply  
2023-3-8 Email Request for accommodation.pdf  
2023-2-15 Notice to enter premises for 17th.pdf  
LAHD Request file CE273371.pdf  
2022-12-28 LAHD Closing CE273371.pdf  
2022-12-8 Email to Mayor and PPM on threats.pdf  
2022-10-6 ATTACHMENT TO RSO 273 371.pdf  
2020-12-23 Email Walter et al re Sanctions.pdf  
2017-9-24 Email on Intercom Repair.pdf

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**Subject:** Continuing Damages at Hi Point Apts Unit 9 - Bias of the Court

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**From:** Geary Juan Johnson (rumcake42@live.com)

walter.barratt@gmail.com; amozannar@gmail.com; maintenance@williamsrea.com; 1ccanary@gmail.com; hcidla.rso.central@lacity.org; mayor.garcetti@lacity.org; angelo.shannon@lacity.org;

**To:** karen.baggio@lacity.org; Matt@WilliamsREA.com; welcomehome@williamsrea.com; robert.galardi@lacity.org; presiliano.sandoval@lacity.org; lee.smith@lacity.org; daniel.williams@lacity.org; james.blythe@lacity.org; bryan.kirkness@lacity.org;

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**Cc:** thefirstjew@yahoo.com; naacpla@sbcglobal.net; info@da.lacounty.gov;

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**Date:** Sunday, September 24, 2017 10:04 PM

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## **Your duty under federal, state, and local laws and ordinances White Privilege**

To whom it may concern:

As of September 20, 2017, I continue to be injured by the lack of repair/replacement to the intercom in the unit, etc.

1. I witnessed that Ali Mozannar of Mozannar Construction Inc. was on the property today working in unit 18 above me, about 9:30 am to about 5:30 pm.
2. Today is Sunday. There was opportunity for Ali to repair my intercom but no repairs were made. I believe Ali's actions or omissions constitute malice, fraud, and oppression.
3. Such ruling by the small claims court Judge California Apt Owners Association on September 19, 2017 does not relieve any of you of the duty under the California Constitution, and federal and state and local fair housing laws and ordinances, and the rental agreement, that prohibit you from participating in a deprivation of "full and equal housing services and privileges" and prohibit you from practicing unlawful racial discrimination and retaliation.
4. Your duty to me under law is immediate to provide "full and equal housing services and privileges."
5. The Judge's order of September 19 violates his oath, the United States

Constitution, and the CALIFORNIA CONSTITUTION ARTICLE 1 DECLARATION OF RIGHTS SEC. 31.(a).

6. I remind you that the Judge September 19 did not issue any order telling you NOT to provide repair or replacement to the intercom unit 9.

All rights reserved.

Geary Juan Johnson  
**Black America Jew-DNA Kushite**  
**1522 Hi Point St #9**  
**Los Angeles CA 90035**  
323-319-4280

*cc: LA County District Attorney*

*reference: Civil Code 1942.5*

**Tort**

*"The Restatement of Agency has a different rule when an agent commits a tort that results in damage to a third party. Section 7.01 of the Restatement of Agency provides that an agent is liable to a third party harmed by the agent's tortious conduct, irrespective of whether the agent is acting in a representative capacity or whether the principal is also liable to the third party. This rule is well-demonstrated by the idea that an Actor who negligently causes an automobile accident while driving in the course of his or her duties as Actor on behalf of an LLC is nonetheless personally liable to the third party injured in the accident. This is true regardless of whether the LLC is also liable to the injured third party. As discussed below, many LLC acts recognize this rule, although they recite it in different ways."*

## Opportunity to Repair for May 11, 2023- Memorialization- Intercom and Tandem Parking NOT addressed

From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontdesk@powerpropertygrp.com; meghan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; meghan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com

Date: Thursday, May 11, 2023 at 12:07 PM PDT

### Reference LAHD RSO complaint CE280933 Harassment by Landlord

To whom it may concern:

This shall memorialize that this morning between 10:00 am and 11:15 am repairs were made to this unit. A crack in a bedroom wall was re-plastered; the bathroom toilet shut off valve was installed; the pump in the toilet bowl was replaced; a window screen was re-aligned to prevent insects entry.

**Nisi Walton, Power Property Management Inc employee, was on site and I was able to meet with her in the unit.**

I appreciate the repairs, but I note here that the intercom remains un-usable and not working. I am still without a tandem parking stall or maintenance has not extended the striping to create a tandem parking stall for stall #8. This means that the actions today of not addressing the intercom or tandem parking is intentional to cause harm, and the racial and otherwise arbitrary discrimination by the owner ---and others in concert----is the proximate cause of damages to me of not receiving full and equal housing services requested. I did not mention these items to Nisi or repairmen this morning because the owner already has adequate notice (monthly or weekly emails and endorsed rent checks).

The owner is aware that whites(non-Blacks) in tandem parking stalls 17-19 have parking for two cars while I do not have such privilege; the owner is aware that whites in stalls 17-19 have working intercoms while I do not.

I have previously forwarded to the owner five declarations under penalty of perjury regarding the intercom and/or parking; these declarations are from **four Black males**.

All rights reserved. The cost to prepare and email this is \$42.00 in damages for housing services that were not addressed.

**Geary Juan Johnson  
1522 Hi Point St 9  
Los Angeles CA 90035  
Phone 323-807-3099**

I am A Black Male over the age of 45 with a obvious disability and disability

Ref. state Unruh Act, CC 51, 52

c: State Civil Rights Department



## NOTICE TO ENTER PREMISES

Geary J. Johnson, Byron Wilson  
1522 Hi Point St #9  
Los Angeles, CA 90035

05/05/2023

During normal business hours, **on May 8, 2023 between 1:00pm - 5:00pm** Owner or Owner's agent(s) will enter the Premises for the following reason(s) (California Civil Code Section 1954): If you have any questions, please contact your onsite manager.

1. To make:

- a. Necessary or agreed repairs or Inspection.
- b. Decorations
- c. Alterations
- d. Improvements
- e. An initial inspection (Civil Code Section 1950.5[f])
- f. **Inspect, test, repair, or maintain Smoke Detectors.**
- g. Code Enforcement Repairs
- h. **To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.**
- i. Other -

If entry is made for an initial inspection, the renter shall be given at least 24 hours' written notice of such entry, unless such notice is waived.

Nisi Walton - 310-593-3955 Ext.60

\*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises.

\*\* Entry may be made during other than normal business hours.



## NOTICE TO ENTER PREMISES

Geary J. Johnson, Byron Wilson  
1522 Hi Point St #9  
Los Angeles, CA 90035

04/14/2023

During normal business hours, **on April 17, 2023 between 9:00am - 11:00am** Owner or Owner's agent(s) will enter the Premises for the following reason(s) (California Civil Code Section 1954): If you have any questions, please contact your onsite manager.

1. To make:

- a. Necessary or agreed repairs or Inspection.
- b. Decorations
- c. Alterations
- d. Improvements
- e. An initial inspection (Civil Code Section 1950.5[f])
- f. **Inspect, test, repair, or maintain Smoke Detectors.**
- g. Code Enforcement Repairs
- h. **To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.**
- i. Other -

If entry is made for an initial inspection, the renter shall be given at least 24 hours' written notice of such entry, unless such notice is waived.

Nisi Walton - 310-593-3955 Ext.60

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\*\* Entry may be made during other than normal business hours.

## Kitchen Sink Repair, bathroom Toilet Repair, Screen Repair, Housing Services Request for Accommodation at 1522 Hi Point St 90035

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From: G Johnson (tainmount@sbcglobal.net)

To: thomas@powerpropertygrp.com; highpoint1522@gmail.com; brent@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontdesk@powerpropertygrp.com; meghan@boldpartnersre.com; nisi@powerpropertygrp.com; richard.brinson@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org

Cc: susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; meghan@boldpartnersre.com; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org; james.cortes@dfeh.ca.gov; gavin@gavinnewsom.com; maintenance@alltimemaintenance.com

Date: Thursday, April 13, 2023 at 04:34 PM PDT

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## California Code, Civil Code - CIV § 1954

Meghan Haynes at Bold Partners Owner Hi Point 1522 LLC  
520 Pacific Street #5  
Santa Monica, CA 90405

Power Property Management, Inc.

8885 Venice Blvd Suite 205 Los Angeles CA 90034 Agent for Hi Point 1522 LLC

### **Richard Brinson**

**Senior Housing Inspector**  
**Ann Sewill Director**  
**Mayor Karen Bass**  
**LAHD West Office Los Angeles Housing Department**  
**City of Los Angeles**

### **To Meghan Haynes and Power Property Management Inc. et al:**

Jade Beck, Liliana Morales, Twyla Rucker, Jeanette Conway, Alva Corado, Jacqueline Gallardo, Brent Parson, Julia Gran, Kaleena Wiley, Carmen Joseph, Kristofer Gordon, Justice Walker, Fidel Medino, Shireen Davis, Jamie Swisher, Daisy Moreno, Javier Guevara, Alva Corado, Miquel Mercado, Danielle Herron-Wilson, Julia Gran, Cynthia Reynosa, Cameron Morse, Chris Thrasher, Monika Bohana, Gina Purgave, Stephen Leider, Nisi Walton (Power Property Management Inc employees as seen on the internet):

1. There has been no response to my complaint that there is illegal home sharing occurring at this address. I have provided the evidence to the city Housing Department and Planning Department. Illegal home sharing tenants are being provided numerous housing services denied to me because I am a Black male.

2. The original agreement regarding tandem parking is that the cost was included in the rent. Without any waiver of that, I signed an agreement with the new owner which was a condition set down by the previous owner that I am "first come first served" for the tandem parking and that I should pay a separate \$50 per month for the tandem parking. The current owner has refused to honor that agreement. I am first come first served for the tandem parking over many of the tenants/home sharing guests on the property. The owner continues to benefit financially and otherwise from my rent payments even though the rent checks state they are made "under duress."

3. The intercom unit 9 still has not been repaired or replaced, an entitlement under the rent agreement and the state Unruh Act, **which makes the owner and those who act in concert as Racists**, and also makes them liable for harassment as denial of housing services is considered harassment. White tenants becoming new tenants do not have to wait eight years for a working intercom or available secured tandem parking.

4. Hundreds to thousands of tenants across the city have the use of parking and/or tandem secured parking stalls; hundreds to thousands of tenants across the city have the use of intercom front door to unit systems whether apartment dwellers or condominium owners. I as a Black, male tenant entitled to the protections of the Unruh Act, CC section 51, am not asking for anything unreasonable. I am sure as a former Senator, Mayor Karen Bass, a Black female, must have an inkling of these legal entitlements.

5. I attach a letter dated 4/12/22 from my doctor requesting an **accommodation due to disability**. Under the Fair Housing Amendments Act, it is unlawful discrimination to deny a person with a disability a reasonable accommodation of an existing building rule or policy if such accommodation may be necessary to afford such person full enjoyment of the premises. Please keep this request for accommodation confidential, as required by federal law. Please contact me within the next ten days to discuss this important issue. I look forward to your response and appreciate your attention to this matter. I would like to have the equal opportunity to live in and enjoy this residence. This is at least my third request. **This letter is provided to the property owner, management company, and the Los Angeles Housing Department which includes the RSO, REAP, and code enforcement divisions that have the power to restore services requested due to my disability**. The owner and city have previously made up excuses why the services have not been provided. I view those reasons as pretextual and the real reasons are that the city and owner intentionally want me to be harmed and denied housing services because I am a Black male, over the age of 45 and have a disability. The city has represented that mathematically 2-1 is not a reduction, that 100%-90% is not a reduction. The city is incorrect. The owner has incorrectly alleged that in order for unit 9 intercom to work, the building has to be rewired. I witnessed 15 units receive working intercoms and the building was not rewired; my intercom wiring is already in the wall; each of the 15 units and tenants received working intercoms in less than 2 months each. The city and owner have made distinctions that deny me (and my roommate, another Black male American) the right to full and equal housing services and privileges no matter my race, sex, age, or disability. See attached declarations from Black Americans R. Bellamy, C. White and B. Wilson.

6. **Kitchen sink repairs**. I memorialize that on April 11, 2023, in response to my request, repairs were made by "InHouse Handyman" by Benjamin and another worker. About 8:35 am to 10:40 am. The kitchen sink garbage disposal, previously replaced in 2019, was replaced. I engaged in a

discussion with Benjamin about the intercom need for repair. This constitutes use of my time at \$21 per hour which I hereby bill the owner and the city for still not making the repairs or extending stall #8 parking stall stripes. My labor here to research the intercom is \$21/hour times 2 hours = \$42.00 in damages. The sink still needs repair as it was previously reported (and noted by Benjamin) that the opening and line for the **sink sprayer hose** is not secure or operating as intended.

**7. Bathroom toilet repairs needed.** My records show the guts of the toilet were last replaced in 2019. Again the toilet water is running when it is supposed to be off. It is not operating as intended. Also, something which should have been handled in 2019 but was not then or recently, there is no **shut off valve for the toilet**. Either it was broken off or not ever there. A recent maintenance person who resurfaced the entire bathroom shower should have noticed the missing shut off valve as he worked in the area. The toilet running and need for shut off valve is not an emergency.

8. Re the secured parking lot. There are 18 one bedroom units and 20 parking stalls. Parking is assigned by number but the number does not correspond to the apartment units. Of the 20 parking spaces, seven are tandem therefore there are a total of 28 parking spaces. There are always extra spaces and the owner does frequently change parking assignments. There is no posted list of what unit is assigned to which parking stall. The tenant in unit 4 has one vehicle but has a tandem parking stall and working intercom; that tenant is a white female. I am being denied full and equal housing services and privileges that the tenant unit 4, a white female, has. **The denial of housing services I have requested is intentional and intended to cause harm and has caused harm to me.** For every email I send and every code violation complaint that does not result in the entitled services, I will charge the city and owner labor of \$42.00 for any and all communications past the original one.

**9. Screen repair is needed to parking lot side screens.** Either the screens are not flush to the frame or the screen is ripped open. This will be reported to code enforcement.

10. If management wishes to enter the unit, you must get the key from the resident manager or PPM office. There is no waiver of any rights under CC section 1954. If I have to be here for any inspections where I have not waived my rights, which has happened a few times, I will charge for the cost of my labor. Again if you need to enter the unit for something not an emergency, please contact the management office for the key. **IF YOU FEEL YOU CAN OR MUST CALL ME ON THE PHONE TO GAIN ENTRY IN THE ABSENCE OF A POSTED WRITTEN NOTICE, OR OTHERWISE, I WILL PROMPTLY CONSIDER THIS LABOR ON MY PART AND CONSIDER A LAWSUIT TO RECOUP THE DAMAGES.** It is not my job to explain the need for repairs over and over when management is negligent in inspecting their work or inspecting the outside screens or inspecting the intercom or parking lot. **IF I SAY I AM NOT AVAILABLE**, it means I am not available or paid to follow up or inspect repairs made or not made. If I choose to be in my apartment when repairs are being made, it is because I am exercising my right to peaceful enjoyment.

11. I asked Benjamin about repairs to the intercom on 4/11/23. He said he did not have information on that.

All rights reserved.

**Geary Juan Johnson  
1522 Hi Point St 9**

**Los Angeles CA 90035**

Phone 323-807-3099

c: (email) James Cortes, Civil Rights Department California; Governor Gavin Newsom

**Ref:**

*"I believe that Mayor Karen Bass, Ann Sewill, Tricia Keane, Daniel Huynh, Anna E. Ortega, Luz C. Santiago, and the LA Housing Department, are racist and corrupt against me as a Black male because I have complained about denial of intercom repair and denial of tandem parking in a city rent controlled building". Published to city documents at the link: [https://clkrep.lacity.org/onlinedocs/2022/22-1509\\_PC\\_PM\\_01-09- 2023.pdf](https://clkrep.lacity.org/onlinedocs/2022/22-1509_PC_PM_01-09- 2023.pdf).*

ref:

City Council President EUNISSES HERNANDEZ, First District PAUL KREKORIAN, Second District BOB BLUMENFIELD, Third District NITHYA RAMAN, Fourth District President Pro Tempore KATY YAROSLAVSKY, Fifth District CURREN D. PRICE, JR., Ninth District VACANT, Sixth District MONICA RODRIGUEZ, Seventh District MARQUEECE HARRIS-DAWSON, Eighth District Assistant President Pro Tempore HEATHER HUTT, Tenth District VACANT TRACI PARK, Eleventh District JOHN S. LEE, Twelfth District HUGO SOTO-MARTÍNEZ, Thirteenth District KEVIN DE LEÓN, Fourteenth District TIM MCOSKER, Fifteenth District

References: city clerk published to the internet

<https://recordsrequest.lacity.org/requests/23-1320>

<https://recordsrequest.lacity.org/requests/22-4904> <https://recordsrequest.lacity.org/requests/22-1672>

<https://lacity.nextrequest.com/requests/21-10536> <https://recordsrequest.lacity.org/requests/21-10460> [http://clkrep.lacity.org/onlinedocs/2012/12-0049-S26\\_PC\\_PM\\_09-21-2022.pdf](http://clkrep.lacity.org/onlinedocs/2012/12-0049-S26_PC_PM_09-21-2022.pdf)

**REFERENCE**

To: Chief Michel Rey Moore Los Angeles Police Department 100 W. 1st Street

Los Angeles CA 90012-4112  
First Class Mail and Certified Mail 9407 1112 0620 3466 9568 44

Director FBI

10385 Vista Sorrento Pkwy

San Diego CA 92121-2703  
First Class mail and Certified Mail 9407 1112 0620 3466 9561 89

Director FBI  
11000 Wilshire Blvd Fl 17  
Los Angeles CA 90024-3672  
First Class Mail and Certified Mail 9407 1112 0620 3466 9560 59

FBI Director Christopher A. Wray

FBI

935 Pennsylvania Ave NW

Washington, DC 20535-0001

First class mail and Certified Mail 9407 0111 200620 3466 9564 46

**HEALTH AND SAFETY CODE - HSC**

**DIVISION 13. HOUSING [17000 - 19997]** ( *Division 13 enacted by Stats. 1939, Ch. 60.* )

**PART 1.5. REGULATION OF BUILDINGS USED FOR HUMAN HABITATION [17910 - 17998.3]**  
**17920 (e)**

Enforcement" means **diligent** effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process. Except as otherwise provided in this part, "enforcement" may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed, and effort to secure compliance as to these existing buildings. **(emphasis added).**

Denying a tenant the use of parking spaces breaches the covenant of quiet enjoyment because the parking space is essential to the tenant's use and enjoyment of the premises. Sierad v. Lilly (1962) 204 CA2d 770, 775, 22 CR 580, 583.

Termination or reduction in services breaches the covenant of quiet enjoyment. Public Employees Retirement System v. Winston (1989) 209 CA3d 205, 208, 258 CR 612, 613.

*(This email is also intended as an amicable offer to settle court case Petition for Writ of Mandate 23STCP00644 filed Los Angeles Superior Court 2/28/23).*



2023-4-12 Public Copy Dr Signed Request for RA G Johnson.pdf

521.7kB



2017-5-17 Bellamy 1522 Report re Intercom Unit 9.pdf

50.5kB



2016-1-1 Declarations Wilson and Johnson re Intercom 1522.pdf

1.6MB



2015-3-23 Amended Byron Signed Declaration re Parking to HCIDLA.pdf

76.7kB



2022-9-6 Declare from Dr. Cloud on Intercom and Parking.pdf

769.4kB



## PACIFIC OAKS

150 N Robertson Blvd., Suite 300  
Beverly Hills, CA 90211  
T. 310.652.2562 F. 310.967.3698

4/12/2023

Re: Geary Johnson  
DOB: 10/27/1953

To Whom It May Concern:

I am the treating physician for housing tenant Geary Johnson. The patient has a medical condition that limits his major life activities. As a result of his disability, he occasionally experiences episodes of disorientation and dizziness, balance issues, and trouble maintaining body fluids.

Because of this disability, he seeks an accommodation from the housing provider for  
(1) The repair or replacement of the unit's intercom system and  
(2) Assignment to a tandem parking stall in the secured parking lot at Geary Johnson's residence which is 1522 Hi Point St Apt 9, Los Angeles, California 90035.

The housing services requested will help maintain the health of Geary Johnson by assuring that he will be able to receive intercom notification of food, medical supplies, and emergency responders; being assigned to a secured tandem parking stall will assure that the patient's health is protected i.e. walking, standing, lifting, bending and so he will not be exposed to the health hazards of street parking during the use of his vehicle.

Providing the housing services requested will help reduce their feelings of anxiety of not receiving mail or deliveries because of a lack of working intercom and anxiety felt when not being able to park his vehicle in a secured area.

For any other questions please feel free to contact me at our office (310)-652-2562.

Sincerely,  
Dr. Marcus Tellez, DO

4/12/23

## PROPERTY INFORMATION

**Assessor Parcel Number:** 5068018035

**Official Address:** 1522 S HI POINT ST, Los Angeles, CA 90035

**Total Units (legal unit count may vary):** 18

**Total Exemption Units:** 0

**Rent Registration Number:** 0270090

**Rent Office ID:** Wilshire

**\*Census Tract:** 216700

**Code Regional Area:** West Regional Office

**\*Council District:** 10

**Year Built:** 1972

\*Bureau of Engineering Data

## PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is 851127

Thank you for your interest. Your Property Violation Report has been received by our office. You will be contacted by phone to schedule a site visit so we can verify the conditions you reported and take any necessary action to address any violations.

**PROPERTY INFORMATION**

**Assessor Parcel Number:** 5068018035      **Official Address:** 1522 S HI POINT ST, Los Angeles, CA 90035  
**Total Units (legal unit count may vary):** 18      **Total Exemption Units:** 0  
**Rent Registration Number:** 0270090      **Rent Office ID:** Wilshire  
**\*Census Tract:** 216700      **Code Regional Area:** West Regional Office  
**\*Council District:** 10      **Year Built:** 1972  
**\*Bureau of Engineering Data**

**COMPLAINT DETAILS**

All fields marked with an asterisk (\*) are required.

First Name: *	<input type="text" value="Geary"/>	Last Name: *	<input type="text" value="Johnson"/>
Address:	<input type="text" value="1522 Hi Point St"/>	Unit #:	<input type="text" value="9"/>
City:	<input type="text" value="Los Angeles"/>	Zip:	<input type="text" value="90035"/>
Phone (H): *	<input type="text" value="3238073099"/>	Phone (C):	<input type="text"/>
Email Address:	<input type="text" value="tainmount@sbcglobal.net"/>		
Violation Location:	<input type="text" value="EXTERIOR AND INTERIOR AND PARKING LOT"/>		
(Example: Kitchen, Bathroom, Outdoor)			
Violation Category: *	<input type="text" value="UNAPPROVED USE OR OCCUPANCY"/>		
Violation Type: *	<input type="text" value="Select Violation Type"/>		
Selected Violation Types: *	<div style="border: 1px solid black; padding: 5px;">           Electrical wiring disconnected and/or abandoned            Defective, deteriorated or bare electrical wiring            Failure to obtain clearance from the Housing and Community Investment Department            Lack of approved electrical lighting, wiring and/or electrical equipment            Owner or responsible party not in residence and contact information not posted            Unapproved Unit(s)  <u><a href="#">Change of use/occupancy without Building permit and Certificate of Occupancy</a></u> </div>		
<input type="button" value="Remove from List"/> (Note: Select a Violation type you wish to remove from the selected list before you click the button)			
Additional Comments:	<input a="" angeles.="" anyone="" consolation.="" los="" remember"="" small="" type="text" value="March 17, 2023. Words: 3932. ATTACHMENT TO CODE VIOLATION COMPLAINT.&lt;br/&gt;As seen on Facebook: "/>		
Manager Name:	<input type="text" value="KASSANDRA HARRIS"/>		
Manager Phone(H):	<input type="text" value="(310) 593-3955"/>	Manager Phone (W):	<input type="text"/>
Owner Name:	<input type="text" value="MEGHAN HAYNES"/>		
Owner Phone(H):	<input type="text" value="(310) 593-3955"/>	Owner Phone (W):	<input type="text"/>
Owner Address:	<input type="text" value="520 Pacific Street #5"/>		

**PROPERTY INFORMATION**

**Assessor Parcel Number:** 5068018035      **Official Address:** 1522 S HI POINT ST, Los Angeles, CA 90035  
**Total Units (legal unit count may vary):** 18      **Total Exemption Units:** 0  
**Rent Registration Number:** 0270090      **Rent Office ID:** Wilshire  
**\*Census Tract:** 216700      **Code Regional Area:** West Regional Office  
**\*Council District:** 10      **Year Built:** 1972  
**\*Bureau of Engineering Data**

**COMPLAINT DETAILS**

All fields marked with an asterisk (\*) are required.

First Name: *	<input type="text" value="Geary"/>	Last Name: *	<input type="text" value="Johnson"/>
Address:	<input type="text" value="1522 Hi Point St"/>	Unit #:	<input type="text" value="9"/>
City:	<input type="text" value="Los Angeles"/>	Zip:	<input type="text" value="90035"/>
Phone (H): *	<input type="text" value="3238073099"/>	Phone (C):	<input type="text"/>
Email Address:	<input type="text" value="tainmount@sbcglobal.net"/>		
Violation Location:	<input type="text" value="EXTERIOR AND INTERIOR AND PARKING LOT"/>		
(Example: Kitchen, Bathroom, Outdoor)			
Violation Category: *	<input type="text" value="UNAPPROVED USE OR OCCUPANCY"/>		
Violation Type: *	<input type="text" value="Select Violation Type"/>		
Selected Violation Types: *	<div style="border: 1px solid black; padding: 5px;">           Electrical wiring disconnected and/or abandoned            Defective, deteriorated or bare electrical wiring            Failure to obtain clearance from the Housing and Community Investment Department            Lack of approved electrical lighting, wiring and/or electrical equipment            Owner or responsible party not in residence and contact information not posted            Unapproved Unit(s)  <small>Change of use/occupancy without Building permit and Certificate of Occupancy</small> </div>		
<input type="button" value="Remove from List"/> <small>(Note: Select a Violation type you wish to remove from the selected list before you click the button)</small>			
Additional Comments:	<input type="text" value="Angeles County Health Department, as well as the 12/28/2022 Notice of case closure CE273371 adjudicated the matter in my favor. 3/17/23 GJ Johnson. Words 3932."/>		
Manager Name:	<input type="text" value="KASSANDRA HARRIS"/>		
Manager Phone(H):	<input type="text" value="(310) 593-3955"/>	Manager Phone (W):	<input type="text"/>
Owner Name:	<input type="text" value="MEGHAN HAYNES"/>		
Owner Phone(H):	<input type="text" value="(310) 593-3955"/>	Owner Phone (W):	<input type="text"/>
Owner Address:	<input type="text" value="520 Pacific Street #5"/>		

**PROPERTY INFORMATION**

**Assessor Parcel Number:** 5068018035      **Official Address:** 1522 S HI POINT ST, Los Angeles, CA 90035  
**Total Units (legal unit count may vary):** 18      **Total Exemption Units:** 0  
**Rent Registration Number:** 0270090      **Rent Office ID:** Wilshire  
**\*Census Tract:** 216700      **Code Regional Area:** West Regional Office  
**\*Council District:** 10      **Year Built:** 1972  
**\*Bureau of Engineering Data**

**COMPLAINT DETAILS**

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Address:	<input type="text" value="1522 Hi Point St"/>	Unit #:	<input type="text" value="9"/>
City:	<input type="text" value="Los Angeles"/>	Zip:	<input type="text" value="90035"/>
Phone (H): *	<input type="text" value="3238073099"/>	Phone (C):	<input type="text"/>
Email Address:	<input type="text" value="tainmount@sbcglobal.net"/>		
Violation Location:	<input type="text" value="EXTERIOR AND INTERIOR AND PARKING LOT"/>		
(Example: Kitchen, Bathroom, Outdoor)			
Violation Category: *	<input type="text" value="ELECTRICAL"/>		
Violation Type: *	<input type="text" value="Select Violation Type"/>		
Selected Violation Types: *	<input type="text" value="Electrical wiring disconnected and/or abandoned"/> <input type="text" value="Defective, deteriorated or bare electrical wiring"/>		
<input type="button" value="Remove from List"/> <small>(Note: Select a Violation type you wish to remove from the selected list before you click the button)</small>			
Additional Comments:	<input type="text"/>		
Manager Name:	<input type="text" value="KASSANDRA HARRIS"/>		
Manager Phone(H):	<input type="text" value="(310) 593-3955"/>	Manager Phone (W):	<input type="text"/>
Owner Name:	<input type="text" value="MEGHAN HAYNES"/>		
Owner Phone(H):	<input type="text" value="(310) 593-3955"/>	Owner Phone (W):	<input type="text"/>
Owner Address:	<input type="text" value="520 Pacific Street #5"/>		

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**COMPLAINT DETAILS**

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First Name: *	<input type="text" value="Geary"/>	Last Name: *	<input type="text" value="Johnson"/>
Address:	<input type="text" value="1522 Hi Point St"/>	Unit #:	<input type="text" value="9"/>
City:	<input type="text" value="Los Angeles"/>	Zip:	<input type="text" value="90035"/>
Phone (H): *	<input type="text" value="3238073099"/>	Phone (C):	<input type="text"/>
Email Address:	<input type="text" value="tainmount@sbcglobal.net"/>		
Violation Location:	<input type="text" value="EXTERIOR AND INTERIOR AND PARKING LOT"/> (Example: Kitchen, Bathroom, Outdoor)		
Violation Category: *	<input type="text" value="RESIDENTIAL HOTEL"/>		
Violation Type: *	<input type="text" value="Select Violation Type"/>		
Selected Violation Types: *	<input type="text" value="Electrical wiring disconnected and/or abandoned"/> <input type="text" value="Defective, deteriorated or bare electrical wiring"/> <input type="text" value="Failure to obtain clearance from the Housing and Community Investment Department"/>		
<input type="button" value="Remove from List"/> (Note: Select a Violation type you wish to remove from the selected list before you click the button)			
Additional Comments:	<input type="text"/>		
Manager Name:	<input type="text" value="KASSANDRA HARRIS"/>		
Manager Phone(H):	<input type="text" value="(310) 593-3955"/>	Manager Phone (W):	<input type="text"/>
Owner Name:	<input type="text" value="MEGHAN HAYNES"/>		
Owner Phone(H):	<input type="text" value="(310) 593-3955"/>	Owner Phone (W):	<input type="text"/>
Owner Address:	<input type="text" value="520 Pacific Street #5"/>		

**PROPERTY INFORMATION**
**Assessor Parcel Number:** 5068018035

**Official Address:** 1522 S HI POINT ST, Los Angeles, CA 90035

**Total Units (legal unit count may vary):** 18

**Total Exemption Units:** 0

**Rent Registration Number:** 0270090

**Rent Office ID:** Wilshire

**\*Census Tract:** 216700

**Code Regional Area:** West Regional Office

**\*Council District:** 10

**Year Built:** 1972

**\*Bureau of Engineering Data**
**COMPLAINT DETAILS**

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First Name: *	Geary	Last Name: *	Johnson
Address:	1522 Hi Point St	Unit #:	9
City:	Los Angeles	Zip:	90035
Phone (H): *	3238073099	Phone (C):	
Email Address:	tainmount@sbcglobal.net		
Violation Location:	EXTERIOR AND INTERIOR AND PARKING LOT (Example: Kitchen, Bathroom, Outdoor)		
Violation Category: *	HABITABILITY		
Violation Type: *	Select Violation Type		
Selected Violation Types: *	Electrical wiring disconnected and/or abandoned Defective, deteriorated or bare electrical wiring Failure to obtain clearance from the Housing and Community Investment Department Lack of approved electrical lighting, wiring and/or electrical equipment		
<input type="button" value="Remove from List"/> (Note: Select a Violation type you wish to remove from the selected list before you click the button)			
Additional Comments:	<input type="text"/>		
Manager Name:	KASSANDRA HARRIS		
Manager Phone(H):	(310) 593-3955	Manager Phone (W):	
Owner Name:	MEGHAN HAYNES		
Owner Phone(H):	(310) 593-3955	Owner Phone (W):	
Owner Address:	520 Pacific Street #5		

**PROPERTY INFORMATION**
**Assessor Parcel Number:** 5066018035

**Official Address:** 1522 S HI POINT ST, Los Angeles, CA 90035

**Total Units (legal unit count may vary):** 18

**Total Exemption Units:** 0

**Rent Registration Number:** 0270090

**Rent Office ID:** Wilshire

**\*Census Tract:** 216700

**Code Regional Area:** West Regional Office

**\*Council District:** 10

**Year Built:** 1972

\*Bureau of Engineering Data

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First Name: *	<input type="text" value="Geary"/>	Last Name: *	<input type="text" value="Johnson"/>
Address:	<input type="text" value="1522 Hi Point St"/>		
City:	<input type="text" value="Los Angeles"/>	Zip:	<input type="text" value="90035"/>
Phone (H): *	<input type="text" value="3238073099"/>	Phone (C):	<input type="text"/>
Email Address:	<input type="text" value="tainmount@sbcglobal.net"/>		
Violation Location:	<input type="text" value="EXTERIOR AND INTERIOR AND PARKING LOT"/>		
(Example: Kitchen, Bathroom, Outdoor)			
Violation Category: *	<input type="text" value="MISCELLANEOUS"/>		
Violation Type: *	<input type="text" value="Select Violation Type"/>		
Selected Violation Types: *	<input type="checkbox"/> Electrical wiring disconnected and/or abandoned <input type="checkbox"/> Defective, deteriorated or bare electrical wiring <input type="checkbox"/> Failure to obtain clearance from the Housing and Community Investment Department <input type="checkbox"/> Lack of approved electrical lighting, wiring and/or electrical equipment <input type="checkbox"/> Owner or responsible party not in residence and contact information not posted		
<input type="button" value="Remove from List"/> (Note: Select a Violation type you wish to remove from the selected list before you click the button)			
Additional Comments:	<input type="text"/>		
Manager Name:	<input type="text" value="KASSANDRA HARRIS"/>		
Manager Phone(H):	<input type="text" value="(310) 593-3955"/>	Manager Phone (W):	<input type="text"/>
Owner Name:	<input type="text" value="MEGHAN HAYNES"/>		
Owner Phone(H):	<input type="text" value="(310) 593-3955"/>	Owner Phone (W):	<input type="text"/>
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Phone (H): *	<input type="text" value="3238073099"/>	Phone (C):	<input type="text"/>
Email Address:	<input type="text" value="tainmount@sbcglobal.net"/>		
Violation Location:	<input type="text" value="EXTERIOR AND INTERIOR AND PARKING LOT"/>		
(Example: Kitchen, Bathroom, Outdoor)			
Violation Category: *	<input type="text" value="UNAPPROVED UNIT(S)"/>		
Violation Type: *	<input type="text" value="Select Violation Type"/>		
Selected Violation Types: *	<input type="checkbox"/> Electrical wiring disconnected and/or abandoned <input type="checkbox"/> Defective, deteriorated or bare electrical wiring <input type="checkbox"/> Failure to obtain clearance from the Housing and Community Investment Department <input type="checkbox"/> Lack of approved electrical lighting, wiring and/or electrical equipment <input type="checkbox"/> Owner or responsible party not in residence and contact information not posted <input type="checkbox"/> Unapproved Unit(s)		
<input type="button" value="Remove from List"/> (Note: Select a Violation type you wish to remove from the selected list before you click the button)			
Additional Comments:	<input type="text"/>		
Manager Name:	<input type="text" value="KASSANDRA HARRIS"/>		
Manager Phone(H):	<input type="text" value="(310) 593-3955"/>	Manager Phone (W):	<input type="text"/>
Owner Name:	<input type="text" value="MEGHAN HAYNES"/>		
Owner Phone(H):	<input type="text" value="(310) 593-3955"/>	Owner Phone (W):	<input type="text"/>
Owner Address:	<input type="text" value="520 Pacific Street #5"/>		

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Assessor Parcel Number: 5068018035  
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 Rent Registration Number: 0270090  
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 \*Council District: 10  
 \*Bureau of Engineering Data

Official Address: 1522 S HI POINT ST, Los Angeles, CA 90035  
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 Year Built: 1972

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Email Address:	<input type="text" value="tainmount@sbcglobal.net"/>		
Violation Location:	<input type="text" value="EXTERIOR AND INTERIOR AND PARKING LOT"/>		
(Example: Kitchen, Bathroom, Outdoor)			
Violation Category: *	<input type="text" value="UNAPPROVED USE OR OCCUPANCY"/>		
Violation Type: *	<input type="text" value="Select Violation Type"/>		
Selected Violation Types: *	<input type="checkbox" value="Electrical wiring disconnected and/or abandoned"/> <input type="checkbox" value="Defective, deteriorated or bare electrical wiring"/> <input type="checkbox" value="Failure to obtain clearance from the Housing and Community Investment Department"/> <input type="checkbox" value="Lack of approved electrical lighting, wiring and/or electrical equipment"/> <input type="checkbox" value="Owner or responsible party not in residence and contact information not posted"/> <input type="checkbox" value="Unapproved Unit(s)"/> <input type="checkbox" value="Change of use/occupancy without Building permit and Certificate of Occupancy"/>		
<input type="button" value="Remove from List"/> (Note: Select a Violation type you wish to remove from the selected list before you click the button)			
Additional Comments:	<input type="text"/>		
Manager Name:	<input type="text" value="KASSANDRA HARRIS"/>		
Manager Phone(H):	<input type="text" value="(310) 593-3955"/>	Manager Phone (W):	<input type="text"/>
Owner Name:	<input type="text" value="MEGHAN HAYNES"/>		
Owner Phone(H):	<input type="text" value="(310) 593-3955"/>	Owner Phone (W):	<input type="text"/>
Owner Address:	<input type="text" value="520 Pacific Street #5"/>		

Owner City:

Santa Monica

Owner Zip Code:

90405

Submit Complaint

March 17, 2023. Words: 3932. ATTACHMENT TO CODE VIOLATION COMPLAINT.  
As seen on Facebook: "LOS ANGELES. A SMALL CONSOLATION. Anyone remember Alabama Governor George Wallace? Remember how he stood in the schoolhouse door and was denying Black students access? (Wikipedia) But "In 1952, he became the Circuit Judge of the Third Judicial Circuit in Alabama. Here he became known as "the fighting little judge", a nod to his past boxing association.[22] He gained a reputation for fairness regardless of the race of the plaintiff. It was common practice at the time for judges in the area to refer to black lawyers by their first names, while their white colleagues were addressed formally as "Mister"; black lawyer J. L. Chestnut later said that "Judge George Wallace was the most liberal judge that I had ever practiced law in front of. He was the first judge in Alabama to call me 'Mister' in a courtroom." (Source Wikipedia). So yesterday 2023 I was in my apartment in Los Angeles. I had called city code enforcement out and I complained about an abandoned vehicle with three flat tires and how the car had been sitting there since 2015 (yes 2015) and how I made written complaints every month or so. So the inspector is white, older, somewhat pleasant but befuddled looking and we stood face to face. As part of my written complaint, I reminded him that my unit intercom (to front of the building) has not been working since 2014. As he looked me in the eye and said quite falsely, "Oh, that has been adjudicated and I will not address it" and I almost begged: I really need that intercom to be working because I pay my rent on time and I need my deliveries. All I could think about at that moment as I faced off with a white government worker is how those Black students were denied equal protection and how it must have felt to look George Wallace in the face in 1963. He did cite the owner for the abandoned vehicle and the car was moved today after sitting there for eight years."

#### FRONT CURB NEEDS REPAIR

Wood said the repair is the liability of the general street services department, not the owner. I told him that Building and Safety told me the opposite. But see my code complaint as I quoted "Per the City of Los Angeles municipal code 62.104, property owners are responsible for the maintenance of curb adjacent to property. SEC. 62.104. REPAIRS TO SIDEWALKS, DRIVEWAY APPROACHES, CURB RETURNS AND CURBS. (Title and Section Amended by Ord. No. 184,596, Eff. 1/16/17.) (b) Responsibility for Maintenance. The owner of a Lot shall maintain any Sidewalk, Driveway Approach, Curb Return or Curb on the Lot in such condition that the Sidewalk, Driveway Approach, Curb Return or Curb will not endanger any Person or property passing thereon or violate the Americans with Disabilities Act". I noted that twice I almost suffered injury from the broken curb (my foot got caught as I walked past. I have told the city that white Jewish students walking by may also suffer injury.)

#### PARKING STRIPING

Wood said he did not know if the city has jurisdiction over striping. I discussed that stall #13 had been extended from single stall to tandem and I believed that needed a permit. I also questioned could my assigned stall #8 be extended to tandem stall. He just said the city COO mandates the minimum number of stalls, not the maximum. But see LAMC "Striping. All parking stalls, other than those serving a one-family dwelling, shall be striped substantially in accordance with the illustrations set forth on Chart No. 5 of this section. (Amended by Ord. No. 179,191, Eff. 11/5/07.)".

#### HVAC MINI DUCTLESS FOR SOME UNITS

Unexplained cords are attached to the sides of the building which are probably not in compliance with SCE requirements for outside wiring. Appears to be an attempt to divert the electricity in a master metered building. Dave Wood observed the improper wiring but said nothing. Of other buildings on the street I see no similar wiring running outside buildings unless it is cable TV wiring. It does not appear to be cable TV wiring.



## INTERCOM

Wood said he read the notes and that the issue has already been adjudicated so he will not address it. I mentioned this as new damages, new complaints, and that I continue to be damaged by the non working intercom and denial of tandem parking (which are under the jurisdiction of the REAP department). I again mentioned the LAHD December 28 decision that denial of such services such as maintenance is harassment. Wood was not fazed by my position. The LA County Public Health department previously cited the owner repair, replace, or remove the intercom (2015) but this adjudication has been ignored by code enforcement.

MORE ATTACHED TO CODE VIOLATION COMPLAINT 3/17/23. This complaint is being filed because there are continuing damages at this address. This type of retaliation by a government official is outrageous and unlawful. This complaint is about continuing obligations under a rent agreement between all parties; this complaint is about continuing damages. This is a rent controlled building. I am without parking for two vehicles and suffering damages because by having to park on the street and my auto is damaged by debris from construction; I had to spend \$100 to have my car detailed as a direct result of the owner and city intentional refusal under the REAP program to address the request for tandem or two car parking. As regards the intercom, as previously noted, I am unable to receive certain deliveries and guests and friends not able to reach me due to the non-working intercom, a direct result of the actions of the owner and the city government in not ordering the intercom repair. The actions of the owner and city in this regard are intentional to cause harm to myself as a Black, male, tenant. THE INSPECTOR David Wood made no attempt to address illegal home sharing in the building even though that is part of the complaint 844729, city number. Wood made no attempt to address if there are permits for the HVAC ductless Heater AC units only provided to certain tenants, and intentionally denied such housing service to myself as a Black male. It is not my job to force feed the inspectors if I have already made a written complaint; they should come prepared to read and comprehend English. This complaint is filed based on my rights under law and obligations under the rental agreement. My rent agreement says that maintenance is "including but not limited to". This means that the owner and the city have NO authority to limit maintenance or exclude the intercom from repair or replacement. The only exceptions are if the repair need was caused by the tenant abuse or if the repair item is personal property; these exceptions do not apply in this case. The rent agreement also provides that the tenant can arrange for repairs but only by using the owner maintenance crews; the owner and city have not responded to this part of the agreement and maintenance crews have been prevented from making the repairs. City filed code violation complaints since 2014 and complaint to management have not resulted in the parking for two cars being provided or in the intercom being repaired or replaced. The intercom in the unit 9 was available upon the inception of tenancy in 2010. The control unit was available in 2010. In or around 2015 the owner replaced the control unit as new and under the authority of the city Capital Improvements Program of which the tenant myself was forced to pay additional rent for the wiring of the intercom and keypad system to the front door of the building but the apt 9 unit was not replaced. So when David Wood maintains that the matter was "adjudicated" is he talking about the old intercom in unit 9 or is he talking about the new intercom on the outside of the building that the city authorized that has my apartment 9 clearly listed implied as working? It is two different intercoms and two different issues. The last court hearing on this matter was dismissed without prejudice which means there was no adjudication on the merits. If Wood had such alleged adjudication, he did not provide me with a copy. This info has been forwarded to that State CRD under a housing discrimination complaint naming city employees. Nevertheless, Wood's assertion does not apply when as in this case there are continuing obligations and new and continuing damages, renewed upon the monthly payment of rent. A REAP complaint was filed with the city regarding the lack of intercom maintenance and lack of assignment to a tandem parking stall for tenants unit 9, both who are Black Americans; DATED August 9, 2021 at 12:11 pm. Another REAP complaint was filed by email September 23, 2022 at 8:30 am. There has

been no response from the City but the REAP complaint is mentioned in the code violation complaint 844729. One previous court decision already mentioned to the city ruled about \$600 in judgment in my favor proving that decision adjudicated the matter in my favor, although the court did not order the services restored. Los Angeles Superior Court Case 21STSC04574. As told to Mr. Wood, the city decision LAHD CE273371 ruled that the denial of housing services that I have requested amounts to illegal harassment by the owner and those acting in concert, i.e. Wood, etc. This complaint is also against (if not already named) city employees Mayor Karen Bass, Gilbert Cedillo, Paul Krekorian, Bob Blumenfield, Nithya Raman, Paul Koretz, Nury Martinez, Marqueece Harris-Dawson, Mitch O'Farrell, Kevin DeLeon, and any new council members not listed. State law prohibits city employees from requiring tenants to be present for city inspections of units. The state law says "including but not limited to" and "general dilapidation or improper maintenance." The city law LAMC says housing services are "including but not limited to". State law also gives the code enforcement authority over "any nuisance". "Housing services are services that are connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services)." **HEALTH AND SAFETY CODE - HSC SUBSTANDARD HOUSING 17920.3.** Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: (a) Inadequate sanitation shall include, but not be limited to, the following: (12) Infestation of insects, vermin, or rodents as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the infestation can be determined by a code enforcement officer, as defined in Section 829.5 of the Penal Code, upon successful completion of a course of study in the appropriate subject matter as determined by the local jurisdiction. (13) General dilapidation or improper maintenance. (c) Any nuisance. (d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly. These local and state laws I have quoted expressly do not authorize the local government to improperly use federal housing funds to deny me the housing services requested. See the movie Power Property Management and city employees say Black tenants not entitled to Fair Housing.

[https://youtu.be/VbFj\\_JK1QE](https://youtu.be/VbFj_JK1QE) . The Unruh civil rights act provides protection from discrimination by all business establishments in California, including housing and public accommodations. The term "business establishments" may include governmental and public entities as well. The Act is meant to cover all arbitrary and intentional discrimination by a business establishment on the basis of personal characteristics similar to those listed above. (Source:Google). City HCIDLA employees include Ann Sewill, Catherine Taylor-Gomez, Luz Santiago, Bessy Corrales, Kim Ly, Claudia Castillo, Veronica McDonnel, Sean Spear, Roberto Aldape, Daniel V. Gomez, Mathew Holen, David Zaitz, Anna Ortega, Valeria Steffens, Marcella D. Shurley. Tenants at this address include Carolyn Estevez, Vivian Depree, Daniel (unit 5), Jennifer Pesce (unit 6), M. Baney, T. Ruggieri, Kenny, R. Reyna, Kassandra Harris, M. Brown, C. DeLeon and B. Sohn, B. Bellio, C. Peterson, T. Cammasano. This building 1522 Hi Point St 90035 has new owners that I have been told. The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe, and Meghan Haynes of Bold Partners Investors. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. Thomas Khammar, agent of the owner, claims that parking stall #8 is a tandem stall; that is a fraudulent statement as stall #8 is a single car stall. A new owner is liable for any nuisance conditions not addressed by the

previous owner. How many code violation complaints does a Black Man such as myself have to file before he can get an extra parking stall and a working intercom or maintenance? Maintenance is what I pay for monthly so the city government is without grounds to assist the owner in denying me rights under the rent agreement. Since the rent agreement says maintenance is "including but not limited to", the city has no authority to use federal funds to deny me repair or replacement of the intercom. Further the rent agreement does not say the intercom is to be excluded from maintenance. I have offered to make the repairs myself but the owner and city is unresponsive. "Per the City of Los Angeles municipal code 62.104, property owners are responsible for the maintenance of curb adjacent to property. SEC. 62.104. REPAIRS TO SIDEWALKS, DRIVEWAY APPROACHES, CURB RETURNS AND CURBS. (Title and Section Amended by Ord. No. 184,596, Eff. 1/16/17.) (b) Responsibility for Maintenance. The owner of a Lot shall maintain any Sidewalk, Driveway Approach, Curb Return or Curb on the Lot in such condition that the Sidewalk, Driveway Approach, Curb Return or Curb will not endanger any Person or property passing thereon or violate the Americans with Disabilities Act. All rights reserved." Wood seemed unaware of the owner liability for repairing the curb. I believe he said General Services should handle it. There is a conflict here as to which department handles it. In the meantime any person who walks down the street can file a claim against the city for the curb not being addressed. I believe units 10, 11, 13, 14, 15, 16, 17, 18, 2,3,4,6,7 are being used for illegal home sharing. Wood did not address what are the qualifications needed for me to get the old intercom repaired or replaced? What are the qualifications for me to get the 2015 new intercom hooked up to my unit 9? What are the qualifications for me to have my single auto parking stall striping extended to make a tandem parking stall? What are the qualifications for me to receive an extra parking stall? What are the qualifications for me to receive full and equal housing services as a Black male tenant in the city of Los Angeles? I should only have to ask these questions once; the restoration of services should take less than an hour and not more than 35 days. Negligence. Tortious interference. Yet I continue to pay rent. ILLEGAL HOME SHARING. The hosts for the home sharing in this building do not live on the premises. The building is used for Home Sharing, not for the purpose for which it is intended. The LAHD code enforcement has failed to diligently investigate my whole complaints. The LAHD code enforcement et al has failed to enforce the Health and Safety code excerpt "Inadequate sanitation shall include, but not be limited to, the following: (12) Infestation of insects, vermin, or rodents as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the infestation can be determined by a code enforcement officer, as defined in Section 829.5 of the Penal Code, upon successful completion of a course of study in the appropriate subject matter as determined by the local jurisdiction. (13) General dilapidation or improper maintenance. (c) Any nuisance" thus the LAHD is liable at this address for general dilapidation or improper maintenance of the intercom and liable for "any nuisance" i.e the non-working intercom and failure to provide a tandem parking stall. The Health and Safety code which the LAHD is liable to enforce, makes the LAHD liable for the non-working intercom (improper maintenance) and the denial of tandem parking (nuisance). The city of Los Angeles under Mayor Karen Bass is engaged in illegal abuse of federal funds in denying me the requested housing services.

#### BACKSPLASH KITCHEN SINK.

WOOD ordered the caulking between the backsplash repaired. However Wood missed the fact the concrete wall of the backsplash has numerous cracks.

In *Komarova v. National Credit Acceptance, Inc.* (2009) 175 Cal.App.4th 324 (*Komarova*), a plaintiff who had been mistakenly and repeatedly harassed by a debt collection agency asserted a claim under the Robbins-Rosenthal Fair Debt Collection Practices Act (Civ. Code, § 1788 et seq.). The court found that the defendant's statute of limitations defense was overcome by the continuing violation doctrine, permitting recovery “for actions that take place outside the limitations period if these actions are sufficiently linked to unlawful conduct within the limitations period.” (*Komarova, supra*, at p. 343, quoting *Richards, supra*, 26 Cal.4th at p. 812.) The court, quoting *Joseph v. J.J. MacIntyre Companies, L.L.C.* (N.D. Cal. 2003) 281 F.Supp.2d 1156 (*Joseph*), noted that “[t]he key is whether the conduct complained of constitutes a continuing pattern and course of conduct as opposed to unrelated discrete acts.” (*Komarova, supra*, at p. 343.) Payment of the rent on a monthly basis by myself as tenant renews the continuing obligations of both parties regarding maintenance and housing services i.e. intercom and parking. Every time I file a code violation complaint, and every time I monthly pay my rent and request repairs and tandem parking, represents a continuing obligation of the parties. Contrary to the position of LAHD city employee David Wood, there has been no adjudication that denies me the monthly right to request repairs and housing services; there has been no adjudication that denies me the right the benefits and privileges of the rent contractual agreement. The right to repairs and housing services i.e parking and intercom are contract benefits that renew themselves upon payment of the monthly rent. This is continuing obligations. The Court relied on the New York Court of Appeals' decision in *Bulova Watch Co. v. Celotex Corp.*, where the Court concluded that a new claim, with a new limitations period, accrued each time the roofing material supplier failed to honor its promise to repair the roof. 42 U.S. Code § 1981 - Equal rights under the law (a) Statement of equal rights. All persons within the jurisdiction of the United States shall have the same right in every State and Territory to make and enforce contracts, to sue, be parties, give evidence, and to the full and equal benefit of all laws and proceedings for the security of persons and property as is enjoyed by white citizens, and shall be subject to like punishment, pains, penalties, taxes, licenses, and exactions of every kind, and to no other. (b) “Make and enforce contracts” definedFor purposes of this section, the term “make and enforce contracts” includes the making, performance, modification, and termination of contracts, and the enjoyment of all benefits, privileges, terms, and conditions of the contractual relationship.

The landlord in this case has already said that tenants unit 9 are entitled to intercom service under the condition the building must be rewired. Rewiring is the jurisdiction of the city LAHD code violation division. The code enforcement clearly knows the wiring is faulty because the intercom does not work. The owner has also said that tenants unit 9 are entitled to a tandem parking stall, such extended striping (LAMC) of the parking stall #8 is under the jurisdiction of the LAHD and code violation division. Under the city Tenant

Anti-Harassment Ordinance, the LAHD is prohibited from aiding in the denial of housing services requested in this complaint. "Any landlord violating any of the provisions of this article, and any person who aids, facilitates, and/or incites another to violate the provisions of this article may be enjoined therefrom by a court of competent jurisdiction." (Harassment ordinance). David Wood and others in the LAHD are liable for continuing to violate the provisions of the Tenant Anti-Harassment ordinance. The conditions described herein violate the LAMC and the state Health and Safety Code. The entire premises is not in full compliance with the LAMC. I reference the city LAHD Mayor Karen Bass issued Notice and Order to Comply dated February 7, 2023 Case ID 844729. Further, "Under 42 U.S. Code § 1981 - Equal rights under the law (a) Statement of equal rights All persons within the jurisdiction of the United States shall have the same right in every State and Territory to make and enforce contracts, to sue, be parties, give evidence, and to the full and equal benefit of all laws and proceedings for the security of persons and property as is enjoyed by white citizens, and shall be subject to like punishment, pains, penalties, taxes, licenses, and exactions of every kind, and to no other. (b) "Make and enforce contracts" defined For purposes of this section, the term "make and enforce contracts" includes the making, performance, modification, and termination of contracts, and the enjoyment of all benefits, privileges, terms, and conditions of the contractual relationship." Your department LAHD refusal to cite the owner for the denial of housing services denies me "the enjoyment of all benefits, privileges, terms, and conditions of the contractual relationship". ADDITIONAL: There is a crack in the bedroom wall. This complaint will be used as evidence in Los Angeles Superior Court case 23STCP00644 filed Feb 28, 2023. The current rent registration statement for 2022 is not posted in the common area, as required by the LAMC. Units being used for Home Sharing where the Host does not live on the property, are in violation of the city Home Sharing ordinance. This complaint incorporates by reference the following LAHD code violation complaints: 750967, 783722, 788044, 791765, 795030, 799574, 803397, 808802, 815528, 823529, 844729, 846533. A previous 2015 order to repair the intercom by the Los Angeles County Health Department, as well as the 12/28/2022 Notice of case closure CE273371 adjudicated the matter in my favor. 3/17/23 GJ Johnson. Words 3932.



# CITY OF LOS ANGELES

**Los Angeles  
Housing Department**



Karen Bass, MAYOR

**Code Enforcement Division**  
1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: (310) 996-1738

POSTING

Date: February 7, 2023  
Case ID: 844729  
APN: 5068018035

## NOTICE AND ORDER TO COMPLY

Sections 161.702 and 161.354, Los Angeles Municipal Code  
Sections 17980 and 17980.6, California Health and Safety Code

Our records indicate you are the owner of the property located at **1522 S HI POINT ST**. An inspection of the premises has revealed conditions that affect the health and safety of the occupants and cause the building to be determined to be in violation of the City of Los Angeles Municipal Code. These conditions, their location on the premises, and the specific violation(s) of the Los Angeles Municipal Code (LAMC) and or California Health and Safety Code are described on the attached pages.

You, as the property owner, or responsible party, are ordered to eliminate all of the described conditions and diligently pursue the work necessary to eliminate any violations of the LAMC and Health and Safety Code on or before **3/16/2023**.

Some of the work required to repair the building may require that you obtain a permit and request related inspections from the Department of Building and Safety. We strongly urge you to seek the services of qualified installers, properly licensed by the State Contractors License Board.

A re-inspection of the premises will be conducted on **Monday, March 20, 2023** between **8:30 AM and 10:30 AM**. You or your representative must be present to escort the Housing Inspector. Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises. You must provide notice to all affected tenants not less than 24 hours prior to the scheduled inspection. The entire premises must be in full compliance with the Los Angeles Municipal Code.

If you have any questions or concerns regarding this notice/order/inspection, please feel free to contact us as provided below. *Si tiene preguntas, por favor contáctenos como se indica al final de esta notificación.*

**Tel: (310) 996-1738**

**Office Address: 1645 Corinth Ave Suite #104 Los Angeles, CA 90025**

**Issuing Inspector:**  
David Wood

Proof of Mailing -- On 2/7/2023 the signee mailed this notice by First-Class Mail, postage prepaid, to the person(s) listed on the last equalized assessment roll.

*Breden Rasson*

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

## PLUMBING

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Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures at contact point with walls and/or floors. Sections 94.101.7, 94.102.4, 91.8104.7 of the L.A.M.C.

Violation Severity Level: LOW

1522 S HI POINT ST 9  
KITCHEN, Note: Backsplash

## ZONING VIOLATION

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Unapproved open storage, maintenance, dismantling, repairing, or otherwise performing any work upon a vehicle, machine, motor, appliance, or other similar device, other than to effect minor emergency repairs to a motor vehicle. Sections 12.21.A.8(a), 12.21.A.8(b) of the L.A.M.C.

COMMON, Note: White Mercury Sable -License # 6WLZ892 at stall # 4

1522 S HI POINT ST

**Inspector Name** David Wood

**Office Location** 1645 Corinth Ave  
Suite #104  
Los Angeles, CA 90025

**Survey Date** 2/6/2023

**WHERE INDICATED ABOVE, PLANS AND/OR A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING AND SAFETY IS REQUIRED TO BE OBTAINED BEFORE REPAIR OR DEMOLITION WORK IS STARTED.**

**For consultation regarding this notice, or for information regarding obtaining Permits, the inspector whose name appears on this Notice may be contacted by telephone between the hours of 7:30 and 9:00 a.m., Monday through Friday.**

**YOU MAY BE SCHEDULED FOR A GENERAL MANAGER'S HEARING, AND A LIEN MAY BE RECORDED AGAINST YOUR PROPERTY FOR ALL ADMINISTRATIVE AND INSPECTION COSTS ASSOCIATED WITH YOUR FAILURE TO COMPLY WITH THIS ORDER.**

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## **PRE-COMPLIANCE JUDICIAL REVIEW AND RIGHT TO REFUSE ENTRY:**

You have a right to seek pre-compliance judicial review without threat of imposition of any fine or penalty and/or refuse entry into the premises for the inspection in absence of an inspection warrant issued by a judge. Refer to the LAMC Section 161.601 for more information. A copy of the LAMC may be obtained from a public library or by visiting the following website: <https://www.lacity.org/your-government/government-information/city-charter-rules-and-codes>.

## **FAILURE TO COMPLY WARNING:**

You may be scheduled for a General Manager's hearing and a lien may be recorded on this property for all administrative and inspection costs associated with your failure to comply with this notice order. This matter may be referred to the City Attorney for further enforcement. Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code is guilty of a misdemeanor, which is punishable by a fine of not more than 1,000.00 and/ or six months imprisonment per LAMC section 11.00 (m).

## **LEAD HAZARD WARNING:**

Due to the possible presence of lead-based paint, lead safe work practice are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Sections 17920.10 and 105256 and you may be subject to a 1,000.00 fine or criminal prosecution. For more information, visit the California Department of Public Health website at: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/Pages/LRCRegs.aspx>.

## **TAX WARNING (APPLICABLE WHEN PROPERTY IS DETERMINED SUSBANDARD):**

When a property is determine to be a substandard property pursuant to Section 24436.5 of the California Revenue and Taxation Code, the following apply: A taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state and local codes dealing with health, safety or building, cannot deduct from state personal income tax and corporate income tax, deductions for interest, depreciation, or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the Compliance Date of this order marks the beginning of the six (6) month period. The department is required by law to notify the State Franchise Tax Board of failure to comply with these codes.

## **SUBSTANDARD RECORDING (APPLICABLE WHEN PROPERTY IS DETERMINED SUSBANDARD):**

When building or portion thereof is determined to be a substandard as defined under Section 17920.3 of the California Health and Safety Code, a Notice of Non Compliance is recorded at the Los Angeles County Recorder's Office The Department may charge the property owner for any cost involved in recording the notice. (Health and Safety Code section 17985).

## **RENT ESCROW ACCOUNT PROGRAM (REAP) NOTICE:**

Failure to correct the conditions that constitute the violations specified by this notice may subject this property and units to inclusion in the City of Los Angeles Rent Escrow Account Program (REAP). Inclusion in REAP entails a rent reduction based on the level of severity of the uncorrected conditions, and allows the tenant to pay the reduced rent to the City instead of the landlord. (Section 162.00. et. Seq. LAMC).

## **RETALIATION:**

No lessor may retaliate against a lessee because of his complaint to an appropriate agency as to the tenantability of a dwelling pursuant to Section 1942.5 of the Civil Code.

## **INSPECTION AND PENALTY FEES:**

If the conditions found during a Systematic Code Enforcement Program (SCEP)-periodic inspection remain uncorrected after the first re-inspection, Los Angeles Municipal Code Sections 161.901.1 and 161.901.2 requires that the Department cost of all subsequent re-inspections be billed to the property owner. All Complaint-based inspections where an order is issued will be billed to the property owner.

A late charge equal to two times the fee or cost and a collection fee equal to 50 percent of the original fee or cost shall be imposed if any fees or costs imposed are not paid within 30 days of service of notice of the imposition of the fee or cost or, if timely appealed, of any decision on the appeal.

Any person who fails to pay the assessment fee of cost, penalty, or collection fee shall also pay interest at the rate of one percent per month, or fraction thereof, on the amount of the fee or cost, penalty and collection fee imposed, from the 60th day following the date the billing notice was mailed. (Sections 161.901, et seq.)

## **APPEALS:**

There is an appeal procedure established in this city whereby the Housing Department have the authority to hear and decide appeals of inspection fees and cited zoning code violations, upon payment of a \$128 appeal processing fee (See Sections 161.1002 and 161.1003 of the Los Angeles Municipal Code).

In addition, the Housing Appeals Board have the authority to hear and decide appeals of orders concerning the maintenance, sanitation, ventilation, use, occupancy or habitability of residential rental properties, buildings, units, structures, or common areas falling within the scope of the Los Angeles Housing Code, upon payment of a \$150 appeal processing fee, provided such appeals are filed before the expiration of the compliance date specified in the order or within 15 calendar days of service of the challenged decision or determination (See Section 161.1004 of the Los Angeles Municipal Code).

To obtain a copy of the appeal form, visit any of the Department's public counters or <https://housing.lacity.org/rental-property-owners/inspections-and-fees>.

To obtain more information on appeals, refer to Division 10 of Article I of Chapter XVI of the Los Angeles Municipal Code, a copy of which may be accessed at the following link:  
<https://www.lacity.org/government/popular-information/city-charter-rules-and-codes>.

## **CALIFORNIA HEALTH AND SAFETY CODE SECTION 17980.12 NOTICE (IF APPLICABLE):**

The owner of an Accessory Dwelling Unit ("ADU") has a right to request a delay in enforcement of building standards subject to compliance with California Health and Safety Code Section 17980.12. To request a delay in enforcement, submit an application before the expiration of the compliance date specified in the order. Contact the inspector for additional information.

## **PROPERTY MANAGEMENT TRAINING PROGRAM (PMTP):**

When a property owner has failed to comply with a notice or order within 45 days or less of the specified compliance date, the owner is required to pay a \$225.00 registration fee and attend PMTP training sessions. The registration fee must be paid directly to the approved training agency. Failure to comply may result in the imposition of a criminal infraction, punishable by a fine of \$225.00. (Section 154.02, et seq. LAMC.)

## **HISTORICAL PRESERVATION:**

Your property might be located within a Historical Preservation Overlay Zone, or may otherwise be determined historically significant. The scope work required to correct conditions that constitute violations specified in this notice may require advanced approval from the appropriate regulatory agency.

**RELOCATION INFORMATION:**

Any tenant who is displaced or subject to displacement from a residential rental unit as a result of a Notice to Vacate or any order requiring the vacation of the unit by the Enforcement Agency, shall be entitled to relocation benefits payable by the landlord to the tenant in each unit in the amounts prescribed in Section 163.05 L.A.M.C. Furthermore if the landlord fails, neglects, or refuses to pay relocation payments, the City may advance relocation payments to the affected tenant (s). Recovery of the relocation payments plus a penalty of 50% will be assessed against the property in the form of a lien as per California Health and Safety Code Section 17975.5.

**COMPLIANCE:**

A property owner has complied with this Notice/Order when an inspector from the Los Angeles Housing and Community Investment Department have verified the abatement of the cited violations in conformity with requirement of the Los Angeles Municipal Code.

# ATTENTION!

This building was built before 1979 and may contain **Lead-Based Paint**. Lead based paint can be dangerous to your health, especially dangerous to children and pregnant women.

1. If lead-based paint is deteriorated or disturbed it can create lead dust. **LEAD DUST IS DANGEROUS AND IS THE NUMBER ONE WAY THAT CHILDREN ARE POISONED BY LEAD.**
2. Lead dust is created by renovations or repairs where workers dry scrape or sand lead-based paint and is **PROHIBITED BY LAW**.
3. All workers disturbing lead-based paint **MUST** use Lead Safe Work Practices. **IT IS THE LAW**
4. If you see unsafe work practices such as dry scraping without plastic sheets protecting the floor or ground you should immediately call **1(866) 557-7368**

All reports are confidential and it is illegal to retaliate against tenants for reporting unsafe work practices!

# ¡ATENCION!

Este edificio fué construido antes de 1979 y puede contener **Pintura a Base de Plomo**. La Pintura a base de plomo puede ser peligrosa para la salud, especialmente para los niños y mujeres embarazadas.

1. Si la pintura a base de plomo está en malas condiciones o se daña puede crear polvo con plomo. **EL POLVO CON PLOMO ES PELIGROSO Y ES LA CAUSA PRINCIPAL EN QUE LOS NIÑOS SE ENVENENAN.**
2. El polvo con plomo es el resultado de las renovaciones o reparaciones donde los trabajadores raspan o liján la pintura a base de plomo y es **PROHIBIDO POR LA LEY**.
3. Todos los trabajadores que dañan la pintura a base de plomo están **OBLIGADOS** a usar **Técnicas de Trabajo Seguras del Plomo. ES LA LEY**
4. Si ven que los trabajadores están usando técnicas peligrosas como raspando la pintura sin poner plástico para proteger el piso o el suelo debe llamar inmediatamente al **1(866) 557-7368**

El inquilino puede reportar los trabajos que se hagan de manera insegura, todos los reportes son confidenciales y es ilegal tomar represalias contra ellos/ellas!

**It is a misdemeanor to remove, deface, cover or hide this notice.**  
**Es contra la ley remover, dañar, o esconder este aviso.**

## Los Angeles Housing Department Inspection Report

Inspection Date and Time: 3/20/2023 8:30:00 AM

APN: 5068018035

Address: 1522 S HI POINT ST

Case# 844729

Inspector Name: David Wood

For a more detailed explanation of the Violation Severity Level, please refer to the attached Severity Level Basis document.

Unit Address	Area	Violation	Permit	Inspector's Note	Violation Severity Level
1522 S HI POINT ST	COMMON	INOPERATIVE VEHICLES		White Mercury Sable -License # 6WLZ892 at stall # 4	Not Assigned
1522 S HI POINT ST 9	KITCHEN	CAULKING		Backsplash	LOW

## **Los Angeles Housing Department Severity Level Basis**

Each outstanding Code violation cited at the subject property is assigned a severity level. The basis for the assigned severity levels can be seen below.

<b>Violation</b>	<b>Violation Description</b>	<b>Basis for Severity Level</b>	<b>Severity Level</b>
CAULKING	Deteriorated or missing caulking seal between plumbing fixture(s) and walls or floors	Failure to provide and maintain a positive seal (caulk or grout) between plumbing fixtures is a habitability violation per Section 1941.1.a.2 of the California Civil Code. This violation reduces the habitability of the unit, but is unlikely to be life-threatening.	LOW

Re 1522 Hi Point St 9 owned by Hi Point 1522 LLC- Request for reasonable accommodation - CRD Case 202211-18872714

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From: G Johnson (tainmount@sbcglobal.net)

To: meghan@boldpartnersre.com; thomas@powerpropertygrp.com; highpoint1522@gmail.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; nisi@powerpropertygrp.com; brent@powerpropertygrp.com

Cc: susan.strick@lacity.org; contact.center@dfeh.ca.gov; shou.committee@senate.ca.gov; mayor.helpdesk@lacity.org; lahd.rso.central@lacity.org; hcidla.reap@lacity.org; paul.krekorian@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.lee@lacity.org; councilmtgitems@santamonica.gov; cityatty.help@lacity.org; councilmember.hernandez@lacity.org; councilmember.blumenfield@lacity.org; councilmember.raman@lacity.org; councilmember.yaroslavsky@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.mcosker@lacity.org; councilmember.soto-martinez@lacity.org

Date: Wednesday, March 8, 2023 at 08:06 AM PST

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I need the intercom and I need the parking tandem/2 cars, or additional parking stall.

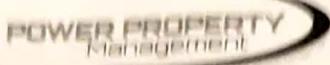
I have a disability and I request the intercom be repaired and the parking for a second car be provided, as a reasonable accommodation.

Failure to respond to this request is considered by the government to be a failure to provide a reasonable accommodation.

All rights reserved.

**Geary Juan Johnson  
1522 Hi Point St 9  
Los Angeles CA 90035  
Phone 323-807-3099**

CRD Case 202211-18872714



## NOTICE TO ENTER PREMISES

Geary J. Johnson, Byron Wilson  
1522 Hi Point St #9  
Los Angeles, CA 90035

RECEIVED  
2/15/23  
2/25/23  
JHS

02/14/2023

During normal business hours, **on February 17th, 2023 between 9:00AM-5:00PM** Owner or Owner's agent(s) will enter the Premises for the following reason(s) (California Civil Code Section 1954): If you have any questions, please contact your onsite manager.

1. To make:

- a. Necessary or agreed repairs or inspection.
- b. Decorations
- c. Alterations
- d. Improvements
- e. An initial inspection (Civil Code Section 1950.5(f))
- f. Inspect, test, repair, or maintain Smoke Detectors.
- g. Code Enforcement Repairs
- h. To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.
- i. Other - (Showing of Unit)

If entry is made for an initial inspection, the renter shall be given at least 24 hours' written notice of such entry, unless such notice is waived.

Nisi Walton - 310-593-3955 Ext.60

\*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises.

\*\* Entry may be made during other than normal business hours.

8885 Venice Blvd, Suite 205 Los Angeles, CA, 90034 | DRE#01866167 |



California Public Records Act (CPRA) Request Form

Per the California Public Records Act (CPRA), I hereby request reproduction of the following records and, upon the production of said records, agree to pay the appropriate fees as follows:  
Document reproduction fees:

\$0.10 per page (free if less than 10 pages) for single-sided paper documents\*\*

\$0.05 per page (free if less than 20 pages) for double-sided paper documents\*\*

FREE for electronic files (PDFs, audio files, etc.) delivered via email or secured website

\*\* Audio files may require electronic delivery.

Certified document fee:

\$10.00 surcharge will be added to any of the above fees if official HCIDLA certification is requested.

Computer programming time fee (for complex requests requiring special programming):

\$70.00 per hour (We will notify you if computer programming time is required to fulfill your request. Payment for programming time must be made before documents will be produced.)

Please complete the form below to request public records under the CPRA. (Please note that the CPRA only applies to existing records held by HCIDLA. Requests for information [e.g. questions, clarifications, etc.] are not subject to the CPRA and should instead be directed to our public information hotline at (866) 557-7368 to be forwarded to the appropriate staff member.)

Your Name

Geary Juan Johnson

Phone Number \*

3238073099

Organization Name

Self

Mailing Address

1522 Hi Point St 9

City, State, ZIP  
Code

Los Angeles

Email Address

tainmount@sbcglobal.net

Description of Records Requested

Copy of complete file for LAHD Case number CE273371.

Do you require certified records?  Yes  No

Do you require paper records?  Yes, single-sided paper printouts only  Yes, double-sided paper printouts are OK  No, electronic file delivery is OK

Ann Sewill, General Manager  
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

## City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT  
1200 West 7th Street, 9th Floor  
Los Angeles, CA 90017  
Tel: 213.808.8808

[housing.lacity.org](http://housing.lacity.org)

**Karen R. Bass, Mayor**

Geary Juan Johnson  
1522 S HI POINT ST, #9  
Los Angeles, CA 90035

December 28, 2022

### Notice of Case Closure

**LAHD Case Number:** CE273371

**Complaint Address:** 1522 S HI POINT ST, #9, Los Angeles, CA 90035

**Alleged Violation(s):** Illegal Rent Increase, Reduction of Services, Harassment

The Investigation and Enforcement Section of the Los Angeles Housing Department (LAHD) has closed this case alleging violation(s) of the Rent Stabilization Ordinance (RSO) for the following reason(s):

Please be informed that the documents submitted to this case did not substantiate a rent increase nor a reduction of housing services have occurred. Based on the documents you submitted substantiate harassment due to your landlord not addressing repairs and the landlord interfering with your comfort, peace, and quiet enjoyment of the unit.

Therefore, on December 13, 2022, the LAHD sent your landlord/property management company the City Ordinance No. 187109 Tenant Anti-Harassment Ordinance (TAHO) informative letter and provided you a copy via email. Please be informed that under the City Ordinance No. 187109, an aggrieved tenant may initiate a civil action against their landlord to enforce the provisions of the Ordinance where the imposition of civil penalties may be up to \$10,000 per violation. The law provides for additional civil penalties of \$5,000 per violation if the prevailing tenant is older than 65 years, or disabled. You are highly encouraged to review with an attorney the range of options at your disposal for further enforcement of the City Ordinance No. 187109. If you need future assistance, you may consider filing a new complaint by calling the LAHD at (866) 557-7368 (ON-LINE: [housing.lacity.org](http://housing.lacity.org)).

Should you have further questions regarding your case, please call Vi Dang at (213) 252-1436.

Cordially,

A handwritten signature in black ink, appearing to read "Agassi Topchian".

AGASSI TOPCHIAN, Manager  
Investigation and Enforcement Section

Please cease your retaliatory threats of physical violence - (DFEH/CRD case 202211-18897616)- Violation of the Unruh Act

---

From: G Johnson (tainmount@sbcglobal.net)

To: nisi@powerpropertygrp.com; francisco@powerpropertygrp.com; hcidla.rso.central@lacity.org; hcidla.reap@lacity.org; mayor.helpdesk@lacity.org; controller.galperin@lacity.org; gilbert.cedillo@lacity.org; councilmember.krekorian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; paul.koretz@lacity.org; councilmember.rodriguez@lacity.org; councilmember.price@lacity.org; councilmember.bonin@lacity.org; councilmember.lee@lacity.org; councilmember.ofarrell@lacity.org; councilmember.kevindeleon@lacity.org; councilmember.buscaino@lacity.org; info@housingrightscenter.org; contact.center@dfeh.ca.gov; jivar.afshar@lacity.org; fred.wong@lacity.org; lisa.yancey@lacity.org; joe.velasquez@lacity.org; bruce.todd@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; highpoint1522@gmail.com; frontdesk@powerpropertygrp.com; councilmember.harris-dawson@lacity.org; lahd.rso.central@lacity.org; brent@powerpropertygrp.com; thomas@powerpropertygrp.com; meghan@boldpartnersre.com

Cc: gavin@gavinnewsom.com; web-112-ca33@mail.house.gov; james.cortes@dfeh.ca.gov; andrew.dawson@sen.ca.gov; shou.committee@senate.ca.gov; senator.laird@senate.ca.gov; senator.chang@senate.ca.gov; senator.wolk@senate.ca.gov; 113-ca37kb.inbox@mail.house.gov

Date: Thursday, December 8, 2022 at 11:00 AM PST

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## LA Elect Mayor Karen Bass Told of Housing Racism

### Property Owner Physically Threatens Black Tenants Who Engaged in Protected Activity

**To: Hi Point 1522 LLC; 520 Pacific Street #5, Santa Monica CA 90405. Email: meghan@boldpartnersre.com. Phone 818-219-1587.**

**To: Power Property Management Inc.  
8885 Venice Blvd Suite 205  
Los Angeles CA 90034**

To: Chief Michel Rey Moore  
Los Angeles Police Department  
100 W. 1st Street  
Los Angeles CA 90012-4112  
First Class Mail and Certified Mail 9407 1112 0620 3466 9568 44

Director FBI  
10385 Vista Sorrento Pkwy  
San Diego CA 92121-2703  
First Class mail and Certified Mail 9407 1112 0620 3466 9561 89

Director FBI  
11000 Wilshire Blvd Fl 17  
Los Angeles CA 90024-3672  
First Class Mail and Certified Mail 9407 1112 0620 3466 9560 59

FBI Director Christopher A. Wray  
FBI  
935 Pennsylvania Ave NW  
Washington, DC 20535-0001  
First class mail and Certified Mail 9407 0111 200620 3466 9564 46

**"James Byrd Jr. (May 7, 1998. Shawn Berry, Lawrence Brewer, and John King dragged him for three miles (five kilometers) behind a pickup truck along an asphalt road. Byrd, who remained conscious for much of his ordeal, was killed about halfway through the dragging when his body hit the edge of a culvert, severing his right arm and head. The murderers drove on for another 1+ 1/2 miles (2.5 kilometers) before dumping his torso in front of a black church."**

**3483. California Civil Code** Every successive owner of property who neglects to abate a continuing nuisance upon, or in the use of, such property, created by a former owner, is liable therefor in the same manner as the one who first created it.

"For the last year at least, the owner has harassed myself by not repairing the intercom, restricting repairman from making the repairs, and did "substantially interfere with or disturb the comfort, repose, peace or quiet of a tenant(s) and that cause, are likely to cause, or are committed with the objective to cause a tenant(s) to surrender or waive any rights in relation to such tenancy.", a violation of the city harassment ordinance. The owner and agents have engaged in acts or omissions which interferes with the tenant's right to use and enjoy the rental unit (harassment)."

<https://wp.me/P57D2C-m>

A request for accommodation (intercom and extra parking) due to disability has been ignored by the owner.

Dear Hi Point 1522 LLC, Power Property Management, Liliana Morales (PPM), Ann Sewill, Director, Catherine Taylor-Gomez, Tricia Keane, Mike Feuer: KALEENA WILEY, Thomas Khammar, Brent Parsons, Liliana Morales, Jacqueline Gallardo, Jennifer Cleveland, Renee Henderson, Giovanni Dubon, Kassandra Harris, Kristopher Gordon, Jason Ortegon, Jade Beck, Liliana Morales, Twyla Rucker, Jeanette Conway, Alva Corado, Jacqueline Gallardo, Brent Parson, Julia Gran, Kaleena Wiley, Carmen Joseph, Kristofer Gordon, Justice Walker, Fidel Medino, Shireen Davis, Jamie Swisher, Daisy Moreno, Javier Guevara, Alva Corado, Miquel Mercado, Danielle Herron-Wilson, Julia Gran, Cynthia Reynosa, Cameron Morse, Chris Thrasher, Monika Bohana, Gina Purgave, Stephen Leider (Power Property Management Inc employees as seen on the internet). Thomas Khammar as agent for Hi Point 1522 LLC; Hi Point 1522 LLC, Meghan Hayner (COO):

The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above.

## Power Property Management as quoted in court papers sued by a tenant who was an attorney

The question is, why didn't Power do the work in a timely manner.

That evening, Power sent plaintiff an email that sent a confusing message as to the status and repairs of the elevator.

(Power said) Tenants are not entitled to anything relating to the elevator.

Even if the property managers claim to have independently acted in good faith, which is untrue, the knowledge of the defendant is imputed to each property manager, and therefore, after the first purported mistake, subsequent mistakes would not be reasonable. This is true, especially due to Power being the third of three property managers who were committing the same wrongs.

Alleged, power obtained money through extortion from defendant on four occasions.

The defendant and Power, knew or must've known, the process would not be used in good faith, because Power was told by a former property manager it was wrong, and the defendant had actual and imputed knowledge, based on the actions of two previous property managers, who had essentially badgered plaintiff with the same kind of wrongs.

Power then collected more funds, paid by plaintiff under duress on the first day of the next month February. Power again deposit the funds by cash, and to check, even though they were clearly marked as paid under duress.

Power was wrongfully, submitting a tactic and bad faith to implement a raise of rent without following the proper procedure, but instead used a wrongful process to inflict pain and suffering and to cause stress on the plaintiff.

Power was notified of certain significant problems with the elevator in the properties, call box (intercom) , as well as other lesser problems with the building. (Los Angeles Superior Court Case 19STCV18302. Nelson v. Fox Hills Drive. Filed May 26, 2019.)

There is an abandoned vehicle at parking stall #4. It has been there in the same shape since before 2014. Of course the tenant is white and that is the white privilege afforded to him as a white tenant, courtesy of the biased Power Property management Inc. Nisi Walton, where the white tenant is not subjected to the racist, murderous\* conduct for having storage or misc items on the property (abandoned vehicle).

This shall be my further response to the email of Thomas Khammar of November 28, 2022 at 10:29:50 AM PST (see below copy):

I consider the email of Thomas Khammar to constitute a threat of physical violence against myself, my roommate, my friends, guests, relatives, delivery persons, and all those who support tenant rights. Power Property Management, Inc. and its employees, should not have a real estate broker license to make such threats.

Me and my kind (myself, my roommate, my friends, guests, relatives, delivery persons, and all those who support tenant rights) have the God given right to take efforts such as this email in order to protect our health and safety from the monstrous Power Property Management Inc.

My repeated code violation complaints, requests for housing services, discrimination complaints as stated herein are not frivolous, not without merit, and are for legitimate purposes. The rent agreement provides for maintenance and parking, thus proof my complaints are valid and not frivolous. The address property has 18 units and parking for 27 vehicles. In a court case, Walter Barratt previous owner, told the court I was not entitled to repairs or parking, violations of the rent agreement. However, under the current owner and yourself as management company, you (Khammar) told the court that the intercom repairs would be made when the building is rewired (IMO a fabrication on your part) and that tenants unit 9 already have a tandem parking stall (another fabrication since stall 8 is a single stall). In these court statements, you did not indicate that I was not "entitled" to such services nor does your statements to the court indicate my requests are frivolous or without merit. You have accepted rent payment for December 2022 which clearly indicates on the check that payment is made under duress and for repairs intercom and tandem parking. White tenants on this property have the privilege of parking and the privilege of a working intercom.

In response to my emails, you could have simply said that the intercom will be repaired within 30 days and the parking will be provided within 30 days, but instead you make threats of physical violence; this is not acceptable. Your real estate broker license and city business license do not authorize you to make physical threats, or act in a racist manner.

Under civil code section 1940.4, tenants are allowed to post political signs on their window or door under certain circumstances. I am certain you are not complaining/retaliating about such rights.

There is a sign on my car (see attached photo) that is protected activity. I don't imagine you are complaining about that? I am told by Google that such sign and others like it have gotten **over 1 million views** on the worldwide web and Google Maps, and I did not tell Google to circulate such photos worldwide. Are you mad at Google Maps? This is what the sign says:

*Power Property Mgmt. Inc  
and Skylight Properties Deny housing services to Blacks  
Google "Racism Hi Point Apts"  
Says Walter Barratt*

Finally, please allow me fair and reasonable opportunity to respond to your attacks on my right to engage in protected activity. For every sentence, for every word of your email below Nov. 28, please specify who, what, when, why, where, dates and times, each act occurred and how was it brought to my immediate attention and what was my response. Names of tenants or others should be included. If I do not hear from you in a reasonable time, I will conclude that your claims are bogus and for purposes of further racism and retaliation. I remind you that complaints to government agencies are not considered harassment, and such complaints are protected activity.

This will be posted to the city clerk Public Records site and from there to the worldwide web.

**Geary Juan Johnson  
1522 Hi Point St 9  
Los Angeles CA 90035  
Phone 323-807-3099**

I am a Black Male American

**Postage costs today please remit \$20.56 to cover damages.**

Reference:

**Power Property Management**

09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us

**Brent Parsons at Power Property Management**

*brent@powerpropertygrp.com*

**Thomas Khammar at Power Property Management**

*thomas@powerpropertygrp.com*

**Kassandra Harris - resident manager at 1522 Hi Point St Apts 90035 *highpoint1522@gmail.com***

*frontdesk@powerpropertygrp.com*

[Below As told to Governor Gavin Newsom's DFEH/CRD and state employee James Cortez).

1. That Hi Point 1522 LLC and Power Property Management Inc. denied/aided or incited a denial of/discriminated or made a distinction that denied full and equal accommodations/advantages/facilities/privileges/ services to GEARY J. JOHNSON;
2. That a motivating reason for Hi Point 1522 LLC and Power Property Management Inc.'s conduct was GEARY J. JOHNSON's race, Black, and sex, male.
3. That GEARY J. JOHNSON was harmed; and
4. That Hi Point 1522 LLC and Power Property Management Inc.'s conduct was a substantial factor in causing GEARY J. JOHNSON's harm.

12/7/22, 12:42 PM AT&T Yahoo Mail - Re: Violation of tenant right to quiet enjoyment - Opportunity to Provide Housing Services- RSO complaint number CE 2...

**Re: Violation of tenant right to quiet enjoyment - Opportunity to Provide Housing Services- RSO complaint number CE 273371-CRD complaint 202201-15997931**

From: GJohnson(tainmount@sbcglobal.net)

To: *thomas@powerpropertygrp.com; meghan@boldpartnersre.com*  
cc: *hcidla.rso.central@lacity.org; hcidla.reap@lacity.org; mayor.helpdesk@lacity.org; controller.galperin@lacity.org; gilbert.cedillo@lacity.org; councilmember.krekorian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; paul.koretz@lacity.org; councilmember.martinez@lacity.org; councilmember.rodriguez@lacity.org; councilmember.price@lacity.org; councilmember.ridley-thomas@lacity.org; councilmember.bonin@lacity.org; councilmember.lee@lacity.org; councilmember.ofarrell@lacity.org; councilmember.kevindeleon@lacity.org; councilmember.buscaino@lacity.org; info@housingrightscenter.org; contact.center@dfeh.ca.gov; jivar.afshar@lacity.org; fred.wong@lacity.org; lisa.yancey@lacity.org; joe.velasquez@lacity.org; bruce.todd@lacity.org; councilmember.harris-dawson@lacity.org; lahd.rso.central@lacity.org; brent@powerpropertygrp.com; gavin@gavinnewsom.com; web-112-ca33@mail.house.gov; james.cortes@dfeh.ca.gov; andrew.dawson@sen.ca.gov; shou.committee@senate.ca.gov; senator.laird@senate.ca.gov; senator.chang@senate.ca.gov; senator.wolk@senate.ca.gov*

Date: Wednesday, December 7, 2022 at 12:40 PM PST

**Dear Power Property Management and property owner Meghan Hayner at Bold Partners:**

Your email is vague and lacking in specificity as to make it unintelligible.

It is apparent that you and those aligned with you do not understand English. I am again asking you to repair the non-working intercom of which yourself and others said ---and you said to the courts---that we are entitled to repairs since you said the building needs to be rewired. You also

said in court that we are entitled to a tandem parking stall or parking for two cars because you told the Judge that we already have a tandem parking stall, which stall #8 is not a tandem parking stall. You have not raised any legitimate excuse for why our intercom is not repaired and why the parking for two cars has not been provided. The real reason why these housing services are not provided is because Power Property Management, Inc, and the property owner, and those aligned with you, are Racist, in violation of the state Unruh Act, and you are engaged in unlawful retaliation. Your email is evidence of the retaliation and can be used in evidence if you attempt an unlawful eviction of myself. Your email is an unlawful threat.

Your email is evidence of your retaliation that violates the local housing laws as well as state discrimination laws.

The courts have actually ruled on my favor on a number of occasions. In some instances where there was a "dismissal without prejudice", that means that the court did not rule on the merits of the case. In addition, a month to month rental agreement, when renewed by the payment of rent, renews the contractual agreement of the parties. You have no problem taking my rent money each month but refuse to provide the services requested.

You alleged that you, Brent, and Meghan, have not made "racist" statements, but you do not deny that your denial of housing services to me is indeed "racist".

about:blank

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12/7/22, 12:42 PM AT&T Yahoo Mail - Re: Violation of tenant right to quiet enjoyment - Opportunity to Provide Housing Services- RSO complaint number CE 2...

I am only complying with my duties on the rent agreement to act in a reasonable and good faith manner and report the need for housing services, as the rent agreement authorizes me to do so. Maybe because of the country you come from, you do not recognize the legal rights of Americans.

You allege:

*"You have made it your business to interfere with the rights of others to quiet enjoyment, to interfere with the ability of the lessor to rent units at the building, and, as I write above, to defame ownership and management. All of the rights of ownership and management with respect to your nuisance, your lies, and your defamatory false allegations are reserved. This is the only warning you will receive regarding these defaming lies."*

Your allegations lack specificity as to what you feel has happened and what corrections you expect to be made. I have not received any complaints of any specific nature from any person or tenant. You remember that ownership made similar allegations in court on two occasions and the court refused to award the owner and PPM any damages. Remember?

Please detail how I have interfered with your ability to rent units, how I have defamed ownership and management, what are the nuisance, lies, and defamatory false statements you allege? These are similar allegations you made to the courts before for \$25,000 dollars in damages and \$10,000 in damages against me, and the court rejected you damages twice. Remember? Please provide the contact information and names of any persons who have complained and date, time, place when it was brought to my attention.

I can use this email chain and get this matter before the court in about two hours; will you have any objection?

The city clerk has published to the internet a number of documents about your illegal activities. Will you go after the city clerk also?

All rights reserved.

**Geary Juan Johnson**

**1522 Hi Point St 9**

**Los Angeles CA 90035**

Phone 323-807-3099

A Black male American

c: Senator Karen Bass, city Mayor elect

On Monday, November 28, 2022 at 10:29:50 AM PST, Thomas Khammar <thomas@powerpropertygrp.com> wrote:

Dear Mr. Johnson:

I saw that you are at it again, deliberately spreading defaming lies.

For the record, your lies are both blatant and despicable; moreover, they are calculated and deliberate, with full knowledge of their falsity, and yet you go ahead and utter them anyhow to all and sundry.

Neither Brent nor I has ever made any such racist statements, nor would we ever do so.

about:blank 2/5

12/7/22, 12:42 PM AT&T Yahoo Mail - Re: Violation of tenant right to quiet enjoyment - Opportunity to Provide Housing Services- RSO complaint number CE 2...

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You have made it your business to interfere with the rights of others to quiet enjoyment, to interfere with the ability of the lessor to rent units at the building, and, as I write above, to defame ownership and management.

You have lost every single small claims action on your meritless and, as the Court has found, wholly unfounded claims.

All of the rights of ownership and management with respect to your nuisance, your lies, and your defamatory false allegations are reserved. This is the only warning you will receive regarding these defaming lies.

Thomas Khammar

**THOMAS KHAMMAR** | Managing Partner

property management | leasing | capital improvement | investments

[powerpropertymanagement.com](http://powerpropertymanagement.com)

Phone: 310-593-3955 x23

Address | Mailing Address: PO Box 472 Culver City, CA 90232 DRE#01443898

CONFIDENTIALITY NOTICE and DISCLAIMER: This email message is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message. If you are the intended recipient but do not wish to receive communications through this medium, please so advise the sender immediately. Nothing in this communication should be interpreted as a digital or electronic signature that can be used to authenticate a contract or other legal document. The recipients are advised that the sender and Power Property Management are not qualified to provide, and have not been contracted to provide, legal, financial, or tax advice, and that any such advice regarding any investment by the recipients must be obtained from the recipients' attorney, accountant, or tax professional.

On Thu, Nov 24, 2022 at 9:35 AM G Johnson <[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

**At one point, Martinez called Bonin a “little bitch” and referred to his son as “parece changuito,” or “like a monkey.” Gov. Gavin Newsom called Martinez’s resignation “the right move.” “Again, these comments have no place in our state, or in our politics, and we must all model better behavior to live the values that so many of us fight every day to protect,” he said in a statement. Brent Parsons and Thomas Khammar were heard to say they agree with the position of Martinez, that there are monkeys at 1522 Hi Point St Apts that are not entitled to housing services.**

Dear Hi Point 1522 LLC, Power Property Management, Liliana Morales (PPM), Ann Sewill, Director, Catherine Taylor-Gomez, Tricia Keane, Mike Feuer: KALEENA WILEY, Thomas Khammar, Brent Parsons, Liliana Morales, Jacqueline Gallardo, Jennifer Cleveland, Renee Henderson, Giovanni Dubon, Kassandra Harris, Kristopher Gordon, Jason Ortegon:

The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers

---

Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above.

On Saturday, November 19, 2022, between the hours of 9 am - 12 noon, workers were here working on unit 18. It appears that due to monthly illegal home sharing rental of the unit(s), monthly the flooring has to be replaced. I remind you again that routine maintenance and repairs in this multifamily dwelling is only allowed Monday thru Friday between the hours of 8:30 am and 6:00 p.m. or check with city housing. Routine maintenance is not allowed at any time of Saturday or Sunday. I note that there was no attempt by maintenance to extend the striping to make parking stall #8 into a tandem stall and there was no attempt to repair or replace the non-working intercom in unit 9. The noise of repairs in unit 18 violates my right to quiet enjoyment, and did disturb my quiet enjoyment.

The curb in front of the building also needs repair, as reported numerous times to code enforcement.

“For the last year at least, the owner has harassed myself by not repairing the intercom, restricting repairman from making the repairs, and did “substantially interfere with or disturb the comfort, repose, peace or quiet of a tenant(s) and that cause, are likely to cause, or are committed with the objective to cause a tenant(s) to surrender or waive any rights in relation to such tenancy.”, a violation of the city harassment ordinance. The owner and agents have engaged in acts or omissions which interferes with the tenant’s right to use and enjoy the rental unit (harassment).” <https://wp.me/P57D2C-m>

New discrimination complaints have been filed against you regarding denial of housing services intercom repair and tandem parking at this address.

**The CRD/DFEH case number is 202211-18897616.**

**Geary J. Johnson**

**1522 Hi Point St 9**

**Los Angeles CA 90035**

Phone 323-807-3099 A Black male American

cc: **California Senate Housing Committee** Senator Scott D. Wiener (Chair) Senator Patricia C. Bates (Vice Chair) Senator Anna M. Caballero Senator Dave Cortese Senator Mike McGuire Senator Rosilicie Ochoa Bogh Senator Nancy Skinner Senator Thomas J. Umberg Senator Bob Wieckowski

**REFERENCE:**

Property owner is located at Hi Point 1522 LLC; 520 Pacific Street #5, Santa Monica CA 90405. Email: [meghan@boldpartnersre.com](mailto:meghan@boldpartnersre.com). Phone 818-219-1587. (As forwarded from Nisi Walton).

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about:blank 5/5

 2022-12-8 Sign on Car.jpg  
2.3MB

OCTOBER 6, 2022 - CE 273 371

## ATTACHMENT TO LOS ANGELES HOUSING RSO COMPLAINT

redacted rent agreement  
copy Anti-Harassment ordinance city  
2021-5-19 email amended overview (re parking issues)  
2022-5-15 revised email on SC hearing  
2022-7-28 Email on Code Complaint and etc.

### COMPLAINT FOR and NEW EVIDENCE NOT PREVIOUSLY HEARD BY LAHD

1. reduction in housing services
2. harassment
3. Illegal rent increase

#### **Reduction in Services AND Illegal rent increase**

Under my definition of “available” (free and able to do something at a particular time), maintenance to the intercom system was available at the inception of the tenancy. Maintenance to the intercom has been reduced to the point we have not received maintenance and the non-working intercom is still in the unit. The rent agreement and city RAC regulations state that housing services and repairs are “including but not limited to” thus the owner and city are prohibited from excluding the intercom system from maintenance. The owner installed a new intercom system in the building in 2015, yet did not repair or replace ours in unit 9, but the city granted the owner (capital improvements decision) that forced us to pay for the new intercom system for five years even though ours was not working.

Even though maintenance has been reduced from 100% because intercom is not repaired, and parking continues to be reduced and no effort by owner to restore the lost parking/tandem stall, no reduction in rent has been made, i.e illegal rent increase.

New evidence is that the current owner has said they are willing to repair the intercom system if the entire building is rewired. But the owner has made no effort to rewire the building.

#### **Tandem Parking**

Under my definition of “available” (free and able to do something at a particular time), tandem parking was available at the inception of the tenancy. From 2010-2014, tenants unit 9 were assigned to a two car tandem parking stall.

In 2014 the then owner moved us out of the tandem stall and assigned us to a single stall. At the time the owner said we could have a tandem stall for \$50 extra per month, IMO an illegal

rent increase. The new owner Hi Point 1522 LLC has available parking stalls but refuses to respond to my request for a stall and my desire to pay the \$50.

New evidence. Instead, the owner thru Thomas Khammar (Power Property Management) has said around May of this year that my unit already has a tandem parking stall and that current stall #8 is a tandem parking stall. Pictures and the CFO show that the stall 8 is a single car stall. I ask that the city enforce the fact the owner has said we are assigned to a tandem parking stall at no extra charge and that the city ascertain which stall by number is the tandem stall Khammar says we are assigned to. Since Khammar said that we already are assigned a tandem parking stall, then the issue of "availability" since inception of tenancy, has already been addressed by Khammar who says we already have the tandem parking stall, i.e. per the continuing monthly rent agreement. I have pictures of the single stall #8 and also pictures of the tandem parking stalls.

This complaint represents continuing damages.

#### **Notes on Harassment**

I excerpt the city harassment ordinance below. For the last year at least, the owner has harassed myself by not repairing the intercom, restricting repairman from making the repairs, and did "substantially interfere with or disturb the comfort, repose, peace or quiet of a tenant(s) and that cause, are likely to cause, or are committed with the objective to cause a tenant(s) to surrender or waive any rights in relation to such tenancy.", a violation of the city harassment ordinance. The owner and agents have engaged in acts or omissions which interferes with the tenant's right to use and enjoy the rental unit (harassment).

Other than recently saying the building needs to be rewired and that stall #8 is a tandem parking stall, the owner has omitted to rewire the building so we have a working intercom, and the owner has omitted to provide which is the tandem parking stall number we are assigned to, by his words.

#### **Excerpts**

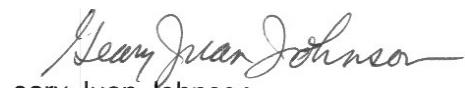
Tenant Harassment shall be defined as a landlord's knowing and willful course of conduct directed at a specific tenant or tenants that causes detriment and harm, and that serves no lawful purpose, including, but not limited to, the following actions:

Threatening to or engaging in any act or omission which interferes with the tenant's right to use and enjoy the rental unit or whereby the premises are rendered unfit for human habitation and occupancy.

Other repeated acts or omissions of such significance as to substantially interfere with or disturb the comfort, repose, peace or quiet of a tenant(s) and that cause,

are likely to cause, or are committed with the objective to cause a tenant(s) to surrender or waive any rights in relation to such tenancy.

- A. A violation of any provision of this article is punishable as an infraction or misdemeanor.
- B. A misdemeanor conviction under this article shall be punished by a fine of not more than \$1,000 for each offense or by imprisonment in the county jail for a period of not more than six months or both, as determined by the court.
- C. It shall be a misdemeanor to attempt to interfere with the peaceful enjoyment, use, possession or occupancy of any premises by the lawful lessee or tenant of such premises either by threat, fraud, intimidation, coercion, duress, or by the maintenance or toleration of a public nuisance, or by cutting off heat, light, water, fuel or free communication by anyone by mail, telephone or otherwise, or by restricting trade or tradesmen from or to any such tenant. This subsection shall not apply to a duly authorized officer pursuant to the authority of legal process.



/s/GEARY J. JOHNSON/s/  
1522 Hi Point St 9  
Los Angeles CA 90035

323-807-3099

## Sanctions re 1522 Hi Point Street - case 192TSC14394

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From: G Johnson (tainmount@sbcglobal.net)

To: 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; brent@powerpropertygrp.com; walter.barratt@gmail.com; highpoint1522@gmail.com; cynthia@powerpropertygrp.com

Cc: hcida.rso.central@lacity.org; mayor.garcetti@lacity.org

Date: Wednesday, December 23, 2020, 03:58 PM PST

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Power Property Management, Inc. a corporation dba Power Property Group  
Agent Brent Parsons  
8885 Venice Blvd Ste 205  
Los Angeles, CA 90034  
Phone 310-593-3955  
Fax 310-661-8195

Hi Point Apts LLC  
Agent Walter Barratt  
226 Carroll Canal  
Venice CA 90291

Kassandra Harris AKA Kassy Harris  
1522 Hi Point St No. 12  
Los Angeles CA 90035

Cynthia Reynosa  
8885 Venice Blvd Ste 205  
Los Angeles CA 90034

Brent Parsons  
8885 Venice Blvd Ste 205  
Los Angeles CA 90034

Walter Barratt  
226 Carroll Canal  
Venice CA 90291

## Dear Defendants Case no. LASC

Hearing Date: February 19, 2021  
DEPT 90  
CASE 192TSC14394

# CIVIL CODE 1942.5 and civil code section 1940.2

I hereby invoke the protections of California Civil Code section 1942.5 which states in pertinent part:

"It is unlawful for a lessor to increase rent, decrease services, cause a lessee to quit involuntarily, bring an action to recover possession, or threaten to do any of those acts, for the purpose of retaliating against the lessee because he or she has lawfully organized or participated in a lessees' association or an organization advocating lessees' rights or has lawfully and peaceably exercised any rights under the law."

"If the lessor retaliates against the lessee because of the exercise by the lessee of his rights under this chapter or because of his complaint to an appropriate agency as to tenantability of a dwelling, and if the lessee of a dwelling is not in default as to the payment of his rent, the lessor may not recover possession of a dwelling in any action or proceeding, cause the lessee to quit involuntarily, increase the rent, or decrease any services within 180 days..."

This protection is being invoked within a 12 month period.

"Any lessor or agent of a lessor who violates this section shall be liable to the lessee in a civil action for all of the following:

(1) The actual damages sustained by the lessee.

(2) Punitive damages in an amount of not less than one hundred dollars (\$100) nor more than two thousand dollars (\$2,000) for each retaliatory act where the lessor or agent has been guilty of fraud, oppression, or malice with respect to that act."

## The city attorney, state attorney general, and county district attorney

In accordance with applicable civil code sections, I am asking the city attorney, state attorney general, and county district attorney to join in this lawsuit. I will be contacting them separately. Reference: Penal code section 126.

## 21 day notice of sanctions

This shall constitute the required Notice of Motion for sanctions against each Defendant for violation civil code procedure section 128.7.

CCP 128.7 states in pertinent part:

**"128.7.** (a) Every pleading, petition, written notice of motion, or other similar paper shall be signed by at least one attorney of record in the attorney's individual name, or, if the party is not represented by an attorney, shall be signed

by the party. Each paper shall state the signer's address and telephone number, if any. Except when otherwise provided by law, pleadings need not be verified or accompanied by affidavit. An unsigned paper shall be stricken unless omission of the signature is corrected promptly after being called to the attention of the attorney or party."

It has been called to your attention that the cross complaint ("CC") submitted by the defendants to the court does not comply with CCP section 128.7. The CC according to the court, was submitted by all six defendants. Each defendants printed name appears on the CC. However the only signature appearing on the cross complaint is that of Walter Barratt.

The CC violates CCP 128.7 in that four defendants presented the CC for an improper purpose and did not sign the CC. Brent Parsons, Cynthia Reynosa, Kassandra Harris, and Power Property Group Inc, did not sign the CC. CCP 128.7 states that the CC "shall be signed by the party." Each defendant has actual and constructive knowledge that they did not sign the CC, and they appeared in court proceedings for an improper purpose, since the CC was not signed by them.

Further, Walter Barratt signed the cross complaint representing that he is Brent Parsons, Cynthia Reynosa, Kassandra Harris, and Power Property Group Inc. In posing as the four defendants named (also a form of identity theft) , Barratt submitted to the court papers for an improper purpose. Further, Barratt submitted CC to the court knowing that such CC violated section 128.7 in that four defendants did not sign the CC, and that failure to secure signatures under penalty of perjury violated section 128.7. Such action by Barratt and others constitute actionable perjury under state penal code section 126.

I spoke with court officials numerous times. The court officials said and wrote that each individual defendant was required to sign the CC. For more information on what the court said to me, feel free to contact Gregory C. Drapac, senior administrator or Sherri R. Carter, Clerk of Court.

There is internet, supplies, mail, and fax damages associated with the production of this email.

All rights reserved.

**Geary Juan Johnson  
1522 Hi Point St 9  
Los Angeles CA 90035  
Phone 323-807-3099**

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**Subject:** Continuing Damages at Hi Point Apts Unit 9 - Bias of the Court

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**From:** Geary Juan Johnson (rumcake42@live.com)

walter.barratt@gmail.com; amozannar@gmail.com; maintenance@williamsrea.com; 1ccanary@gmail.com; hcidla.rso.central@lacity.org; mayor.garcetti@lacity.org; angelo.shannon@lacity.org;

**To:** karen.baggio@lacity.org; Matt@WilliamsREA.com; welcomehome@williamsrea.com; robert.galardi@lacity.org; presiliano.sandoval@lacity.org; lee.smith@lacity.org; daniel.williams@lacity.org; james.blythe@lacity.org; bryan.kirkness@lacity.org;

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**Cc:** thefirstjew@yahoo.com; naacpla@sbcglobal.net; info@da.lacounty.gov;

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**Date:** Sunday, September 24, 2017 10:04 PM

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## **Your duty under federal, state, and local laws and ordinances White Privilege**

To whom it may concern:

As of September 20, 2017, I continue to be injured by the lack of repair/replacement to the intercom in the unit, etc.

1. I witnessed that Ali Mozannar of Mozannar Construction Inc. was on the property today working in unit 18 above me, about 9:30 am to about 5:30 pm.
2. Today is Sunday. There was opportunity for Ali to repair my intercom but no repairs were made. I believe Ali's actions or omissions constitute malice, fraud, and oppression.
3. Such ruling by the small claims court Judge California Apt Owners Association on September 19, 2017 does not relieve any of you of the duty under the California Constitution, and federal and state and local fair housing laws and ordinances, and the rental agreement, that prohibit you from participating in a deprivation of "full and equal housing services and privileges" and prohibit you from practicing unlawful racial discrimination and retaliation.
4. Your duty to me under law is immediate to provide "full and equal housing services and privileges."
5. The Judge's order of September 19 violates his oath, the United States

Constitution, and the CALIFORNIA CONSTITUTION ARTICLE 1 DECLARATION OF RIGHTS SEC. 31.(a).

6. I remind you that the Judge September 19 did not issue any order telling you NOT to provide repair or replacement to the intercom unit 9.

All rights reserved.

Geary Juan Johnson  
**Black America Jew-DNA Kushite**  
**1522 Hi Point St #9**  
**Los Angeles CA 90035**  
323-319-4280

*cc: LA County District Attorney*

*reference: Civil Code 1942.5*

**Tort**

*"The Restatement of Agency has a different rule when an agent commits a tort that results in damage to a third party. Section 7.01 of the Restatement of Agency provides that an agent is liable to a third party harmed by the agent's tortious conduct, irrespective of whether the agent is acting in a representative capacity or whether the principal is also liable to the third party. This rule is well-demonstrated by the idea that an Actor who negligently causes an automobile accident while driving in the course of his or her duties as Actor on behalf of an LLC is nonetheless personally liable to the third party injured in the accident. This is true regardless of whether the LLC is also liable to the injured third party. As discussed below, many LLC acts recognize this rule, although they recite it in different ways."*