

**COMPLAINT OF DISCRIMINATION UNDER THE PROVISIONS OF THE
CALIFORNIA FAIR EMPLOYMENT AND HOUSING ACT****CASE NUMBER**

202305-20745222

COMPLAINANT

GJuan Johnson

ADDRESS1522 Hi Point Street, Apt. 9
Los Angeles, CA 90035**PHONE**

(323) 807-3099

TYPE OF DISCRIMINATION AND LAW

Government Code § 12955

Civil Code § 51, et seq.

NAMED IS THE EMPLOYER, PERSON, AGENCY, ORGANIZATION OR GOVERNMENT ENTITY WHO DISCRIMINATED AGAINST ME

RESPONDENT(S)

Hi Point 1522, LLC

ADDRESS520 Pacific Street, Suite 5
Santa Monica, CA 90405**PHONE**

(818) 219-1587

Meghan Hayner

520 Pacific Street, Suite 5
Santa Monica, CA 90405

Power Property Management, Inc.

8885 Venice Boulevard, Suite 205
Culver City, CA 90034

(310) 593-3955

PROPERTY TYPE

Apartment

**ADDRESS WHERE VIOLATION
OCCURRED**1522 Hi Point Street, Apt. 9
Los Angeles, CA 90035**NO. OF UNITS**

18

- Allegation 1 -**I ALLEGE THAT I EXPERIENCED**

Discrimination

ON OR BEFORE

April 12, 2023

BECAUSE OF MY ACTUAL OR PERCEIVED

Disability (physical, intellectual/developmental, mental health/psychiatric)

AS A RESULT, I WAS SUBJECTED TO

Denied reasonable accommodation for a disability or medical condition

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PARTICULARS

On or about November 2, 2022, and April 12, 2023, I was denied reasonable accommodations and interactive process while residing in my 1-bedroom apartment located at 1522 Hi Point Street, Apt. 9, Los Angeles, CA 90035. The subject property is owned by Hi Point 1522, LLC, and managed by Power Property Management, Inc., and Meghan Hayner. The subject property has 18 units. The monthly rental amount is \$1,555.

I believe I was denied my reasonable accommodations and interactive process due to my disability (physical and mental).

On or about November 2, 2022, I made a reasonable accommodation request to repair or replace the intercom system in my unit due to my disability. On or about April 12, 2023, I requested to be assigned a tandem parking stall in the secured parking lot at the subject property as a reasonable accommodation request. At this same time, I also provided the Respondents with a letter from my medical provider, supporting my accommodation requests and explaining that the intercom assists and allows me to be notified of my medical supplies as well as emergency responders in the event I have an episode of disorientation, dizziness, and/or balance. It also states the tandem parking stall will assure my health is protected when it comes to walking or standing as parking on the street can be hazardous for me and not being able to park in the secured parking and not having a working intercom also causes me anxiety. The Respondents have not responded to my accommodation requests; thus, denying my reasonable accommodations and failed to engage in the interactive process.

- Allegation 2 -

I ALLEGE THAT I EXPERIENCED

Discrimination

ON OR BEFORE

May 31, 2023

BECAUSE OF MY ACTUAL OR PERCEIVED

Race (includes hairstyle and hair texture)

AS A RESULT, I WAS SUBJECTED TO

Denied equal terms and conditions

PARTICULARS

I believe I was subjected to differential treatment due to my race (African American).

On or about May 2023, I was denied the ability to have a keypad entry code, the ability to use the Akuvox control box outside of the building, as well as the Akuvox app, which is a smart phone based door entry system, which allows tenants and guests to enter the front door of the building by use of owner supplied smartphone and internet. I am aware of Caucasian tenants who have a keypad entry code and use the Akuvox control box outside and receive the Akuvox app information via email. I then made a request to Respondent Meghan Hayner to also be allowed to have these abilities but was not given the information or allowed.

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I was told to contact the CRD to discuss my concerns to make changes in the draft submitted by CRD on August 22, 2023. I have submitted on August 24, 2023 at 10:15 am via email my latest changes to the draft written by CRD. My request leaves the Allegation 1 untouched. I requested changes to Allegation 2.

The interviewer objected to me using the phrase "full and equal" saying the word "full" could not be inserted into the CRD template. This is evidence of the CRD pattern and practice to make sure that claimants will be obstructed from seeking the entitlements under the Unruh Act, CC section 51, 52. The word "full" is an integral part of the Unruh act which the CRD has liability to enforce, yet the CRD says it will not enforce Unruh as regards housing complaints. Dates I emailed the interviewer Eliana Ruiz-Marquez and she could not respond to my revisions either intentionally to cause harm or because she is ignorant of English comprehension: Aug. 22, Aug 23, Aug 24, Aug 27 and by fax Aug 27.

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The CRD under director Kevin Kish and Governor Gavin Newson engage in an interference with my constitutional right to redress my grievances to the government. I have repeatedly filed Unruh complaints only to be told by CRD interviewers that such claims cannot be processed under Unruh or that I only have the option to file a complaint under GC Housing Discrimination [12955 12957]. Even when I used the online portal and said I wanted to file an Unruh complaint for housing, the system stops me saying I can only file under Housing which is GC 12955-12957. Thus I am prevented from filing an Unruh complaint against said parties and against a government entity City of Los Angeles. The latest interviewer continued the CRD pattern and practice of steering me away from Unruh and forcing me to answer questions about disparate impact and disparate treatment even though there are no such requirement to prove Unruh violations. Rather than seek to eradicate unlawful discrimination in housing, the CRD sole purpose is to perpetuate such discrimination by outright practices that deny, interfere, and discourage those like myself who seek to exercise legal rights to file such complaints. The interviewer even said I could not file an Unruh complaint against a government entity, which is a false statement. Reference Government code section 12955(d), (f), and (k).

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Universal Citation: CA Govt Code § 53080 (2022)

53080. (a) No city, county, city and county, or special district, including, but not limited to, a community services district, recreation and park district, regional park district, regional park and open-space district, regional open-space park district, or resort improvement district shall discriminate against any person on the basis of sex or gender in the operation, conduct, or administration of community youth athletics programs or in the allocation of parks and recreation facilities and resources that support or enable these programs.

(b) The Unruh Civil Rights Act (Section 51 of the Civil Code) has been held to prohibit local governmental agencies from discriminating on the bases proscribed by the act, and Section 11135 also prohibits local governmental agencies that receive financial assistance from the state from discriminating on the basis of gender, among other bases.

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- Allegation 2 -

I ALLEGE THAT I EXPERIENCED
Discrimination

ON OR BEFORE
May 31, 2023

BECAUSE OF MY ACTUAL OR PERCEIVED
Race (includes hairstyle and hair texture); Age, Sex

AS A RESULT, I WAS SUBJECTED TO
Denied full and equal terms and conditions

PARTICULARS

- Allegation 2 -

I believe I was subjected to differential treatment due to my race (African American) and age (over 45), and sex male, and because I complained

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PARTICULARS**- Allegation 2 -**

I believe I was subjected to differential treatment due to my race (African American) sex male, age (over 45) , and because I complained

On or about May 2023, I was denied the services, advantages, and privileges to have a keypad entry code, the ability to use the Akuvox control box outside of the building, as well as the Akuvox app, which is a smart phone based door entry system, which allows a tenant and guests to enter the front door of the building by use of owner supplied smartphone and internet. I was also intentionally denied a tandem parking stall. I made similar requests to Meghan Hayner for the assignment to a tandem parking stall. I am aware of Caucasian white female tenants as well as tenants under the age of 45 who have a keypad entry code, use the Akuvox control box outside and receive the Akuvox app information via email from the owner, and have the privilege of a tandem parking stall. I then made a request to respondent Meghan Hayner to also be allowed to have these services, advantages, and privileges but intentionally was not given the information or allowed. I have been denied full and equal accommodations, advantages, facilities, privileges, or services no matter what my sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status. I have suffered retaliation because I complained.



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SIGNED UNDER PENALTY OF PERJURY

By submitting this complaint I am declaring under penalty of perjury under the laws of the State of California that the foregoing is true and correct of my own knowledge, except as to matters stated on my information and belief, and as to those matters I believe them to be true.

SIGNATURE OF COMPLAINANT OR COMPLAINANT'S LEGAL REPRESENTATIVE:

DATE:

[Redacted Signature]

8/28/23

RETURN VIA EMAIL + FAX