

Los Angeles Housing Department
Rent Stabilization Division – Investigation & Enforcement

1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026
Tel.: 213-275-3493 | Toll-free: 866-557-7368
housing.lacity.gov

TENANT COMPLAINT FORM

Your complaint has been received. Investigative staff will contact you within 3 business days. Please ensure documentation is provided to support your complaint. Documents can be mailed, faxed, or emailed to the Assigned Office as listed below. Please ensure that your Case Number is indicated on the documents submitted.

There is no charge for filing this complaint. If an investigation reveals a violation of the Los Angeles Municipal Code, you will be contacted before your landlord is notified of the violation. The filing of this complaint does not prevent the landlord from initiating a legal action against you in court.

If you receive any court documents, it is your responsibility to seek legal assistance.

Date of Complaint:	06/23/2025
LAHD Case Number:	
Alleged Violation(s):	Harassment
Assigned Office:	1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026 Fax: 213-314-6279 Toll-Free: 866-557-7368 Email: lahd.rso.central@lacity.org




I. Property Detail

APN: 5068018035

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

Unit No.: 9

II. Tenant Information

Full Name	Address	Unit No.	Home Phone	Work Phone	Cell Phone	Fax	Email
Geary Juan Johnson	1522 S HI POINT ST, Los Angeles, CA 90035	9	(323) 807- 	(323) 807- 			@sbcgl

III. Landlord Information

Owner Type	Full Name	Address	Home Phone	Work Phone	Cell Phone	Fax	Email
Owner	Hi Point 1522 LLC/Power Property Mgmt	8885 Venice Blvd , Los Angeles, CA 90034		(310) 593- 3955			09e41e7459a056 77911c@powerp ropertygroup.mail er.app

IV. Unit Detail

Rental Unit Type: Apartment	
Total Bedroom: 1	Move In Date: 02/16/2010
Current Rent: \$1,731.00	Foreclosure Activity: No

Section 8: No	Do you still live in this rental unit?: Yes
Number of people living in rental unit 18 years old or over: 2	
Number of people living in rental unit under the age of 18 years old: 0	
<p>Do you wish to provide more details regarding the Allegations : Yes. California Civil Code section 1954 requires that Notice to Enter Premises must state that the landlord will enter during normal business hours, and the notice must state the date, approximate time, and purpose of the entry. The owner has served in recent times at least three or more Notice to Enter in which the owner does not state the approximate time of entry during normal business house. I have complained to the owner numerous times in writing. The current notice that does not comply is dated June 23, 2025. I have told the owner that is they try to enter without posting the proper CC 1954 notice, I reserve the right to call the police for trespassing. I note that each time the owner or repairs has entered recently, they refuse to address the request for tandem parking and refuse to repair the non-working intercom system. Both the tandem parking and intercom system were provided at the inception of tenancy. This is a month to month rental. Please cite the owner for harassment, seek revocation of their business license DRE 01866167, and fine them \$1 million dollars (one million). The landlord is abusing rights under CC 1954 for purposes of harassing myself as tenant. This is a violation of the tenant harassment Ordinance No. 187109 sections 1,3, 8, 13, 16. I note that the right to repairs, and repairs to the intercom system, was provided at the inception of the tenancy, and the same right renews itself on the first of every month; the tandem parking was provided at the inception of tenancy and further provided by written contract with the owner dated November 4, 2021. Further, the intercom and tandem parking housing services exist due to the conduct of the parties.</p>	
<p>What do you consider a fair resolution to your complaint?: Advise the owner to comply with CC 1954 and provide approximate time of entry to the unit; advise the owner to stop harassment of myself as tenant and advise owner to stop denying requested housing services, i.e working intercom and tandem parking stall. Courts have ruled that the intercom and tandem parking are housing services. See other requests in previous section.</p>	

V. Reason(s) For Complaint