



Davey GJuanvaldez <hairylegs27@gmail.com>

His lease says space number 8, tandem, he has space number 8 tandem. He got his space number 8. There is no issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars.

1 message

G Johnson <tainmount@sbcglobal.net>

Sun, Jun 29, 2025 at 8:59 PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

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To whom it may concern and the Hon. Judge David O. Carter:

THE PROPERTY OWNER MAINTAINS WIFI CHANNELS FOR THE USE OF ILLEGAL HOME SHARING TENANTS

PowerPropertyFreeHighSpeed
Hi Point Management
Hi Point HOA Spectrum

ANOTHER TENANT WAS ASSIGNED TO PARK IN STALL 8

During the years 2010-2014, my roommate and myself were assigned to park in stall #14, a tandem stall. Pictures provided to the city government of Los Angeles show the car of another tenant parked in stall #8 during that time period.

THE RENT AGREEMENT SHOWS THAT THE OWNER INTENDED FOR UNIT 9 TENANTS TO HAVE PARKING FOR TWO CARS

The rent agreement says parking space #2, interpreted as parking for two cars.

THE OWNER HAS THE ABILITY TO EXTEND THE PARKING STALL STRIPING TO ACCOMMODATE TENANTS #9

THE COO FOR THE BUILDING REQUIRES PARKING FOR 27 CARS. The Owner extended the striping for stall #12 to accommodate a tenant with two cars. Same such accommodation was denied to tenants in unit 9. There are as a result parking for 28 cars.

TENANTS UNIT 9 ARE ENTITLED TO TANDEM PARKING SAYS THE OWNER

A court hearing was held May 11, 2022. Thomas Khammar is the agent for property owner Hi Point 1522 LLC. Khammar appeared at the court hearing. (An email recall is attached that was emailed to city employees and officials.) The hearing was audio recorded by the court and the email is based on that recording. No matter how you interpret the 2010 rent agreement, this is the words of the owner thru Khammar at the hearing: (see page 5 of the email)

Khammar: "Obviously the plaintiff has sued us before, numerous times, four or five times, he has gone to fair housing and been rejected, he has gone to Los Angeles housing and been denied. Los Angeles housing, which is the Los Angeles rent stabilization board, it has an amenities reduction program, and if he lost an amenity, he is entitled to file for that under the Los Angeles rent stabilization ordinance and get a credit for it. Unfortunately he is denied because per his lease your Honor his parking space is number 8 which is a tandem space. Ok. I completely agree with the plaintiff that it is inconvenient to have two gentlemen living in an apartment with a tandem parking space but that is what is in his written lease. His lease says space number 8, tandem, he has space number 8 tandem, the reason why the plaintiff is confused, is when the prior owner purchased the building, in 2015 or prior, the owner at that time had extra parking available and sent out an email and said for extra money you can take individual parking, and of course he declined it, and life goes on. He got his space number 8. There is no issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars. All that is referenced in his own discovery that he gave you and I apologize but I don't know how you guys are seeing it but it says Exhibit 4 (page 6 of 22) , you see a white BMW it appears and in front of it is the space for the other vehicle."

The code enforcement department under Mayor Karen Bass has the authority to enforce what Thomas Khammar has said.

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I am a Ham-Jew-DNA-Kushite/Black male American with a disability entitled to all rights and privileges under the state Unruh Act.

Geary J. Johnson
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Attached

Email Revised - RACISM AND CORRUPTION CITY OF LOS ANGELES - Memorialize Court
Hearing Johnson v Hi Point 1522 LLC and Power Property management. May 15, 2022 (Ten Pages)



2022-5-15 Revised Email on SC Hearing.pdf
239K