

**Note: This is an unofficial transcript based on
eyewitnesses, notes, and the court own audio of the
hearing.**

Geary J. Johnson vs Hi Point 1522 LLC

Superior Court Small Claims Case 25STSC03297

Los Angeles, CA. 90012

[Plaintiff Geary Johnson] (0:00 - 0:17)

Today is, uh, let's see, January 6th, 2026, a Tuesday, and I don't know if this is, if anybody can hear me, but I am in the website for the court hearing.

[Commissioner Emma Castro] (0:20 - 1:02)

So I can see you, but my camera isn't, oh yeah, there it is, over to the second screen. All right, so we're going to start with our ongoing trial, which is, um, number 24 on the court's calendar ending in 3297 Geary Johnson versus Hi Point 1522 LLC. Come forward please.

Good morning, good afternoon. I'm still in morning session. All right, um, so Mr. Johnson, if you'll kindly state your first name and your last name.

[Plaintiff Geary Johnson] (1:03 - 1:09)

My first name is Geary, it's spelled G-E-A-R-Y, and last name is Johnson.

[Commissioner Emma Castro] (1:11 - 4:11)

Thank you, and for Hi Point, may I have your first and last name? All right, so on October 30th, we began this trial and I heard testimony from Mr. Johnson on his, um, arguments for breach of rental agreements, neglect, nuisance, fraud, false and deceptive practices, and then he gave me some details regarding his allegations. And then I heard from Hi Point, uh, briefly, because Hi Point alleged that there had been two previous claims that had been filed with the same allegations in the past.

The court did take, and is taking, judicial notice of both of those claims. Case numbers 21STSC04819 and 21STSC, excuse me, 19STSC14394. Um, however, I think some of the, uh, allegations made by Mr. Johnson are new to this claim, so I am going to allow him to finish whatever he neglected to tell me, uh, on October 30th regarding his claim, and then I'll hear from you. And the court is going to consider your, um, argument that this claim should be dismissed based on the legal, uh, principle of res judicata, and the court will consider that. Um, but at this point, I'm going to complete the trial and then, um, make some decisions on the evidence that is, uh, presented to the court today. So there is a legal doctrine, and I'm sure you're both aware of it, um, by its Latin name, res judicata, R-E-S, first word, second word, J-U-T, J-U-D-I-C-A-T-A.

Uh, but we're not going to go into that. It's just something that you had raised at the prior hearing, Mr. Khammar, perhaps not using the words res judicata, but indicating that there had been two previous claims that had been adjudicated and ruled on. Um, and the court does have those judgments available.

The court takes judicial notice of the electronic claim files in their entirety on both of those claims. So, Mr. Johnson, at this point, why don't we finish up with your, um, presentation of sworn testimony regarding your, uh, allegation on damages against the defendant. So keep in mind, yeah, keep in mind, Mr. Johnson, that I already spent at least 30 minutes at the last court hearing on October 30th when you did testify, but I will give you an opportunity to kind of wrap it up, so to speak.

[Plaintiff Geary Johnson] (4:12 - 6:16)

Okay, Your Honor, I appreciate that. And I do appear, uh, today, uh, I do appear today, I do appear here today in support of my position and also the, uh, exhibits that were lodged with the court. There's, uh, three different sets of exhibits and I hope the, uh, judge, uh, court was able to review those exhibits, um, just to bring the court up to date, so to speak.

The city government, and I think it's important, that the city government has cited the owner of the property in terms of the intercom systems, which is two different systems, one in the unit called Artolier and one outside the building called Acuvox, A-K-U-V-O-X, Acuvox. The city government, uh, has cited them, uh, twice, uh, to have the intercom system repaired or replaced, so I think that does validate my claim about the intercom system. And, uh, as I said, those are in, uh, the exhibits, uh, set number three and set number two, but particularly set number three, there is a copy of the, uh, notice to comply by the city government.

And as of today's date, the intercom system has not been repaired or replaced, although the owner, uh, under, uh, Thomas Kamar, the management company, has been in the unit at least six times since the last hearing, and none of the repairs have been made to the intercom systems. And as I say, there is two different systems. And that's basically all I have to say, your honor.

I mean, I think I've said enough, adequate enough, in terms of the, uh, parking and in terms of the intercom with the parking system. Mr. Kamar testified at a previous hearing that, uh, I am entitled to the tandem, which is the two-car parking, and, uh, yet the, uh, the parking has not been made available to me. But that's, that's my conclusion, your honor.

[Commissioner Emma Castro] (6:17 - 6:29)

All right, very well. And Mr. Kamar, I do have notes here regarding the tandem that plaintiff, uh, wants a tandem space, as my note says, space number eight. Why don't you elaborate a little more on that?

[Defendant Hi Point 1522 LLC thru Khammar] (6:29 - 6:34)

So, thank you, your honor. First of all, I just want to make sure that you received our brief.

[Commissioner Emma Castro] (6:35 - 6:41)

Did you file it through the digital evidence or did you file it, um, electronically?

[Thomas Khammar HP] (6:41 - 6:50)

We filed it electronically, as well as, uh, per your request prior. And we also certified, mailed it to Mr. Johnson.

[Commissioner Emma Castro] (6:50 - 6:53)

All right, Madam Clerk, see that it's in the electronic claim file.

[Defendant Hi Point 1522 LLC thru Khammar] (6:53 - 6:54)
I have a courtesy copy, if you'd like.

[Commissioner Emma Castro] (6:54 - 8:12)
Yeah, because it's only plaintiff's, uh, plaintiff's evidence in the electronic, uh, evidence. You mean in the digital evidence? The digital evidence.

In the case file, yours. In the claim file. Right.

All right. So, your honor. Give me just one sec.

Okay, let me, I have to put in the, um, password. Is it, uh, filed December 22nd? File stamped.

Yeah, it's in the claim file. Not in digital evidence, but in the claim file. That's where it should be.

Digital evidence is just for digital evidence. I keep telling people that, but they keep putting other things into the digital evidence upload. All right.

You may begin.

[Defendant Hi Point 1522 LLC thru Khammar] (8:13 - 10:33)
All right. So, uh, wrote down four things that he mentioned. I did not testify that he's entitled to a tandem parking spot.

I testified that he is in space eight, which is the space that his lease is in. Um, I am willing to lease out a tandem spot to him because as of about a few days after, I think before the hearing, we found out that we have one tandem space that we can lease out. It is going to come at a cost.

I believe, and I can't be quoted on it. So I have to work with the ownership on this \$150 a month. This would be a separate, uh, agreement that he or his roommate would have to sign.

And it would be separate from this, uh, rent control unit. Okay. Part of the documents that we filed.

So there's a random every year city inspection that happens on the building. Um, and so this, this building went through city inspection was all units. It was not geared just towards Gary Johnson, uh, or this unit.

And Mr. Johnson brought up the issue of the intercom and they wrote it down for the, for us to address it. And in this brief, and I, I brought him here with us as well as Benjamin Rankin, our field inspector for power property management. He's the one who dealt with the city inspectors.

Um, we also, we have a copy of the notice to comply, et cetera. We have copies of all the receipts, but the biggest thing that we have is an email from the city inspector himself testifying that the intercom is working and that he does. He, uh, I guess just find the email real quick so I can read exactly what it is.

There it is. Uh, "code enforcement has reviewed and accepted your response and repair effort for the updated intercom system provided for the residents through our re-inspection activities. There will be no further code enforcement oversight of the intercom issue."

"It has been cleared from the sub inspection. With that said, there will be no requirement to notice the tenant for access at unit nine for the scheduled re-inspection on 1-6-2026 at 1:30 pm, which ironically is going on right now.

[Commissioner Emma Castro] (10:34 - 10:36)

All right. So, um, that email, is that in evidence?

[Defendant Hi Point 1522 LLC thru Khammar] (10:37 - 10:41)

It is part of, it is labeled exhibit C one moment.

[Commissioner Emma Castro] (11:08 - 11:09)

I have it. All right.

[Defendant Hi Point 1522 LLC thru Khammar] (11:09 - 13:01)

Uh, exhibit a, and I apologize. So that's fine. So exhibit a and B for your request from the hearing was you wanted proof that his roommate is using the intercom.

There's your proof. Your honor. Uh, it's, it's an exhibit B.

It shows his name's email address. He's using it actively using it. And therefore this unit has an intercom and has always had an intercom.

So this is just, you know, I don't need to keep bringing it up, but this is just another frivolous lawsuit. And this is part of why we're not as willing to work with him and give him a tandem spot because it just keeps on going. You know, he just keeps on filing.

He just keeps filing these cases, just different names that he finds somewhere on the internet. And, you know, to add to this, your honor, he has a website where he calls power property management, myself, the owners by name gives calls us racist. Um, just, just awful.

He has a sticker, a bumper, a huge magnet on the side of his car where he calls us racist and all these things. We've had fair housing complaints because of him, which is great. They clear us.

We've been cleared of all. So, I mean, it's just one of those things. I don't know when is this going to stop?

That's just really what it is. And it's the same complex parking intercom and parking intercom. There was a third one.

I don't want to call him that, but it's the same complaint that he always has. He's got his parking based on his lease intercom works. He's the only person in our entire company that has brought this issue up that he doesn't want to use his cell phone.

I mean, it's the same as what, you know, it's, it's 2025. It's not like you're paying for the service.

[Commissioner Emma Castro] (13:02 - 13:03)

How many units are in your building?

[Defendant Hi Point 1522 LLC thru Khammar] (13:04 - 13:10)

Um, 18 or 19. I could be wrong. Hold on.

I can double check 18, 18 units.

[Commissioner Emma Castro] (13:11 - 13:14)
And he's been, um, a tenant for a long time, correct?

[Defendant Hi Point 1522 LLC thru Khammar] (13:14 - 13:15)
Myself?

[Commissioner Emma Castro] (13:15 - 13:16)
No, Mr. Johnson.

[Defendant Hi Point 1522 LLC thru Khammar] (13:17 - 13:25)
I didn't say a long time, but I, I, I think Mr. Johnson knows better. I could be wrong, but that's a long time.

[Commissioner Emma Castro] (13:25 - 13:34)
Okay. Okay. All right.

Um, thank you, Mr. Uh, Johnson, two to five minutes. Any rebuttal?

[Plaintiff Geary Johnson] (13:34 - 15:19)
Uh, yes. Thank your honor. Uh, Mr. Kamara claims that he sent documents to me through the mail. I have not received any documents or any exhibits or any copies of anything that he claims to have filed with the court and anything that he's claiming today that he is quoting from. I have not received any of those things. Um, the, uh, owner has been in the property six times in the unit.

And during that time period, there was no indication. In fact, they were just here. The management company was just here yesterday.

They didn't give me a copy of any documents that would have referenced this court hearing. Um, I've received no communication from Mr. Khammar on the tandem parking. He's, I think he's claiming to the court that he's willing to do this, willing to do that for \$150, but he has not communicated that to me.

Maybe that could have avoided this court proceeding if he had done so, but there's been no communication. Um, let's see. Yes.

And there's been no emails that, uh, he says the city sent him an email and reference to them not coming out today to make further inspection. I have not received any communication whatsoever from the code enforcement department. So I, uh, talked to the owner, excuse me, talked to the owner who was here yesterday and they were inspecting the intercom and they were aware of the communication from the city and they never said to me that the city is not coming to inspect.

Um, Khammar says that the tandem parking would be \$150. He has not made that known to me, but that would be an outrageous amount of money to pay being that we already received parking for one stall and that parking is included in the rent. There's no justification for \$150 and I don't have any evidence.

[Commissioner Emma Castro] (15:19 - 15:39)
That's only if you wanted a tandem parking space. You have your parking space. Don't interrupt please.

I didn't interrupt you. You have your singular parking space as part of your rental agreement. So no one is telling you, you have to take a tandem parking space, but if you want one, it's at a cost of approximately \$150.

[Plaintiff Geary Johnson] (15:40 - 15:53)

Yes, your honor. I was told that the cost was \$50. That's what I was told repeatedly in writing by the previous owner and my roommate is not, is not using the intercom system.

I'm a witness to that. He does not use the intercom system.

[Commissioner Emma Castro] (15:55 - 18:04)

All right. Thank you. I do have a proof of service that you were sent the declaration of Ben Rannikin directed by the court and as part of a small, as part of a continuing small claims court trial, which includes the email that was read into the record by Thomas first name.

I'm sorry. Last name. Khammar.

Khammar. All right. And it, the proof of service was sent out to you on December 18th, 2025.

It was mailed to you at your home address, 1522 Hi Point street apartment nine to your name, area code, zip code, excuse me, 90035. It was filed with the court on December 31st. So a proof of service is attached to the documents that I received today.

So I don't know if you're having problems with your mail. If you are, you need to contact the post office. This is not a document in evidence, so it would not be uploaded into the digital evidence platform.

This is a document that has been filed with the court. It's in your electronic claim file under your name. It's a public record.

As far as these claims are concerned, they are public records. So I assume that you are looking to see if there are any additional documents, but nevertheless, I have a, a professional proof of service document as part of this trial brief that shows that you were mailed the documents at the address the court has stated on December 18th. So otherwise the court is going to take this matter under submission.

The court will issue its decision in approximately five to 10 days. This is going to take a little longer than I usually take because you have many documents, and that is not a negative comment, but there are many documents for the court to review in Mr. Johnson's digital evidence upload. Yes.

[Defendant Hi Point 1522 LLC thru Khammar] (18:04 - 18:22)

I just want to put for the record, as he does with every case, if he doesn't get the result that he wants, he files a complaint. And I, not to change anything, but I believe he also filed a complaint to the superior court judge against you for the past two years. Well, I received a copy of that.

[Commissioner Emma Castro] (18:23 - 18:25)

A party can file whatever they want.

[Defendant Hi Point 1522 LLC thru Khammar] (18:26 - 18:26)

Okay.

[Commissioner Emma Castro] (18:26 - 18:50)

All right. The court does not take that personally. All right.

So folks, thank you for appearing timely and wait for the court's decision. As I've indicated, it may take up to 10 days because of the amount of documents the court has to review. All right.

Have a good rest of the day. Thank you, Mr. Johnson. You may log off now. Happy New Year.

[Plaintiff Geary Johnson] (18:50 - 22:45)

Thank you, Your Honor. You too. Thank you.

[Judge Emma Castro]

You're welcome.

KHAMMAR SHOWS HATRED FOR BLACK TENANTS WHO COMPLAIN

So this is just, you know, I don't need to keep bringing it up, but this is just another frivolous lawsuit. And this is part of why we're not as willing to work with him and give him a tandem spot because it just keeps on going. You know, he just keeps on filing.

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Notes:

Exceptions to the California Invasion of Privacy Act

One exception to the act allows people to record a conversation without the knowledge or consent of the other parties involved if they have reason to believe they can collect evidence of a serious crime by doing so. For instance, a person who believes that they can get someone else to confess to murder would legally be allowed to record the conversation.

Another exception involves the “reasonable expectation of privacy.” If the conversation is taking place in a private home, there is a reasonable expectation that the conversation is private. However, if the conversation is taking place in a crowded street, or is happening in public at a loud volume, there is no expectation of privacy and it may be legal to record what is happening.

Link showing Intercom does not work:

Latest Video on Non-working Intercoms- December 25, 2025
“Intercoms Update Dec 2025 Still Not working courtesy Mayor Karen Bass” <https://youtu.be/-t8zw0NhfhY>
<https://www.youtube.com/watch?v=-t8zw0NhfhY>