

Communication from Public

Name: Geary Juan Johnson
Date Submitted: 02/22/2026 01:17 AM
Council File No: 26-0005-S22

Comments for Public Posting: 26-0005-S22 . CD 2. COMMUNICATION FROM THE LOS ANGELES HOUSING DEPARTMENT (LAHD) and RESOLUTION relative to removing the property at 6047 North Woodman Avenue (Case No. 833725), Assessor I.D. No. 2239-024-003, from the Rent Escrow Account Program (REAP). This matter is OPPOSED because: the REAP department has never responded to my complaints to the REAP department and the REAP department is administered in a discriminator pattern and practice manner that ignores the city government mandate to assure accessible housing standards. (The content highlights issues of corruption and racism in Los Angeles, particularly affecting Black tenants facing discrimination in housing repair and services. Multiple YouTube videos document specific instances of these inequalities. The provided links connect to articles that address the ongoing substandard living conditions and the city's failure to ensure fair housing for all residents. <https://lahousingpermitsandrentadjustmentcommission.com/check-out-videos-and-blogs-on-racism-in-los-angeles/>). A History of Los Angeles Government Corruption and Racism, reference Mayor Karen Bass. "None Dare Call It Conspiracy". By Gary Allen with Larry Abraham. "Having been a college instructor, a state senator, and now a congressman, I have had experience with Real professionals at putting up smoke screens to cover up their own actions by trying to destroy the accuser. I hope that you will read the book carefully, draw your own conclusions and not accept the opinions of those who of necessity must attempt to discredit the book." JOHN G. SCHMITZ, UNITED STATES CONGRESSMAN. PC submitted 23-1200 S152.pdf . "The word "corrupt" or "corruption" is found on over 17 pages." (Quoting other city documents.). ATTACHMENTS TABLE OF CONTENTS. Page 1. document gjj . 2024-7-2 Filed Obj Decision and Order case 23STCP00644 filed July 2, 2024. Page 23. Document number one. Fax February 14, 2026 performance issues. Page 24. Document number two. Public comment submission 23-1200 – S152. Dated 11/13/ 2023. Page 26. Document number three. Fax February 18, 2026. Correction and other matters. Page 27. Document number four. Fax February 17, 2026. Parking request clarified. Page 28. Document number five. Email February 16, 2026. Fees and RA. Page 30. Document number six. Email to city DOD department. Page 31. Document number seven. Fair housing flyer on accessible parking. Page 32. Document number eight. Email DOD February 20, 2026. Page 33. Document number nine. Email DOD February 19, 2026 grievance. Page 34. Document number 10. Email exchange HACLA February 18, 2026. Page 36. Document number 11. Fax February 16, 2026. Page 37. Document number 12. Email February 16, 2026 no fee for RA. Page 38. Document number 13. Email February 16, 2026 at 12:19 PM. Page 40. Document number 14. Email LAHD. ACHP on February 16, 2026. Page 41. Document number 15. Email with the new questions. Page 44. Document number 16. Email more responses. Page 47. Document number 17. Email February 15 at 11:55 PM. Case GR 26-723069. Page 50. Document number 18. Fax Hi Point 1522 LLC February 14, 2026. Page 52. Document number 19. Email January 12, 2026 at 4:37 PM. Services still not provided. Page 55. Document number 20. Tenant Rights news. January to February 2026. Submitted 2/21/2026 GJJ.

A History of Los Angeles Government Corruption and Racism, reference Mayor Karen Bass.

“None Dare Call It Conspiracy”.

By Gary Allen with Larry Abraham.

“Having been a college instructor, a state senator, and now a congressman, I have had experience with Real professionals at putting up smoke screens to cover up their own actions by trying to destroy the accuser. I hope that you will read the book carefully, draw your own conclusions and not accept the opinions of those who have necessity must attempt to discredit the book.” JOHN G. SCHMITZ, UNITED STATES CONGRESSMAN.

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1 GEARY J. JOHNSON
2 1522 HI POINT ST UNIT 9
3 LOS ANGELES CA 90035
4 Petitioner, In Pro Per
5 Mobile 323-807-3099
6 Email: tainmount@sbcglobal.net
7 Facsimile: 323-345-5070

Electronically FILED by
Superior Court of California,
County of Los Angeles
7/02/2024 11:19 PM
David W. Slayton,
Executive Officer/Clerk of Court,
By R. Sanchez, Deputy Clerk

8 *Document gjj*

9 SUPERIOR COURT OF CALIFORNIA
10 COUNTY OF LOS ANGELES

<p>11 GEARY J. JOHNSON, 12 13 Petitioner, 14 15 vs. 16 City of Los Angeles, 17 Respondent, 18 Hi Point 1522 LLC, 19 Real Party in Interest</p>	<p>Case No.: 23STCP00644</p> <p>PETITIONER GEARY J. JOHNSON'S OBJECTION TO TENTATIVE DECISION, DECISION, AND PROPOSED ORDER; DECLARATION IN SUPPORT [CRC 3.1590 and CRC 3.1590 sections (g), (j), (k).</p> <p>OSC Date: August 6, 2024 Time: 9:30 AM Department: 85</p> <p>Date Petition Filed: 02/28/2023</p> <p>Judge: Honorable James C. Chalfant</p>
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25 To the Court and all parties:

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27 Petitioner Geary J. Johnson hereby objects and declares to the tentative decision,
28 decision, and any proposed order of judgment on the following grounds:

Document gjj

1 The court clerk ruling June 28, 2024 says “The Petition and Supplemental Petition are
2 denied.” The ruling is accompanied by a decision signed June 27, 2024 that is about twenty
3 pages in length. If this is the tentative, decision, or for the proposed judgment, Petitioner objects
4 under CRC 3.1590 and CRC 3.1590 sections (g), (j), (k).

6
7 Canon 1. A judge shall uphold the integrity and independence of the judiciary. Canon 2. A
8 judge shall avoid impropriety and the appearance of impropriety in all of the judge’s activities.
9 Canon 3. A judge shall perform the duties of judicial office impartially, competently, and
10 diligently. Canon 4. A judge shall so conduct the judge’s quasi-judicial and extrajudicial
11 activities as to minimize the risk of conflict with judicial obligations. Canon 5. A judge or
12 candidate for judicial office shall not engage in political or campaign activity that is inconsistent
13 with the independence, integrity, or impartiality of the judiciary. Canon 6. Compliance with the
14 Code of Judicial Ethics. California Code of Judicial Ethics
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17 The decision of the Judge violates the California Code of Judicial Ethics because the
18 decision violates the California Code of Judicial Ethics Judicial Canons 1-6 as stated herein.

19
20 The Court decision states on Page 12: “Neither res judicata nor collateral estoppel applies
21 to bar Johnson's claim for the simple reason that LAHD's prior decisions are too informal.
22 Johnson filed three previous complaints but never litigated them in a general manager hearing or
23 other administrative proceeding. The City fails to show that a decision by a LAHD investigator is
24 the type of final administrative decision that would be subject to these doctrines. Johnson's
25 mandamus claim is not barred by res judicata or collateral estoppel.” Petitioner does not object
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1 to this part of the decision.

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3 I . THE COURT HAS NOT UPHELD THE INTEGRITY AND INDEPENDENCE OF THE
4 JUDICIARY, HAS NOT AVOIDED IMPROPRIETY AND THE APPEARANCE OF
5 IMPROPRIETY IN ALL OF THE JUDGE'S ACTIVITIES, HAS NOT PERFORMED THE
6 DUTIES OF JUDICIAL OFFICE IMPARTIALLY, COMPETENTLY, AND DILIGENTLY,
7 HAS NOT CONDUCTED THE JUDGE'S QUASI-JUDICIAL AND EXTRAJUDICIAL
8 ACTIVITIES AS TO MINIMIZE THE RISK OF CONFLICT WITH JUDICIAL
9 OBLIGATIONS, HAS NOT COMPLIED WITH THE CODE OF JUDICIAL ETHICS AS
10 STATED IN THE CALIFORNIA CODE OF JUDICIAL ETHICS

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14 1. The Court has indicated for the Decision that it reviewed certain pleadings and
15 not others. Please amend the decision to include a list of court pleadings not considered
16 for the Court decision. For example Notice of Errata (f. 9/12/2023), Notice of Motion
17 and Motion to Augment the Administrative Record for the Petition for Writ of Mandate
18 (f. 10/16/2023), Reply SECOND AMENDED (f. 12/6/2023), Motion to Augment
19 Amended (f. 12/15/2023), Opposition Motion to Strike (f. 1/3/2024), PETITIONER
20 GEARY J. JOHNSON'S SECOND AMENDED REPLY TO RESPONDENT'S
21 SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR
22 WRIT OF MANDATE (F. 12/6/2023), PETITIONER GEARY J. JOHNSON'S NOTICE
23 OF ERRATA RE PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO
24 RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL
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1 PETITION FOR WRIT OF MANDATE (f. 10/10/2023).

2 2. The Court decision indicates there is an Akuvox W-Fi based door entry and
3 intercom system at the front of the building that lists Petitioner and unit 9 as one of the
4 building occupants. The city of Los Angeles Police department has issued a city wide
5 warning notice that Wifi based building entry systems are dangerous to the health and
6 safety of tenants and occupants. The court is requested to include this in the decision.
7

8 3. The Court indicated in the June 25, 2024 hearing on this matter that the
9 Petitioner Supplemental Petition for Writ of Mandate was not evidence. The Court is
10 asked to clarify in the decision that it did read such document PETITIONER GEARY J.
11 JOHNSON'S SUPPLEMENTAL PETITION IN SUPPORT OF PETITION FOR WRIT
12 OF MANDATE which was 467 pages (f. 8/23/2023).
13

14 4. In the June 25, 2024 hearing on this matter, the owner of the property thru
15 appearing Michael Gerst said, "My client didn't own the building at that time. My client
16 has since installed a new working intercom for all of the units." This sounds like an
17 entitlement to Petitioner; the owner at the hearing has the chance to deny that it is an
18 entitlement, and does not do so. The owner after Petitioner testimony, did not deny that
19 the owner promised petitioner an available tandem parking stall (such services also
20 pending due to a request for reasonable accommodation by Petitioner). Petitioner asks
21 that the court June 28, 2024 decision reflect this. Note that Mr. Gerst says, "for all the
22 units", he does not say all the units except Mr. Johnson in number 9. Entitlement is
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1 defined as the fact of having a right to something. Please correct the Court decision so it
2 reflects this entitlement.

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4 5. At the hearing on this matter, the court argued, (City) "The intercom is not a
5 housing service for Mister Johnson because it did not exist at the inception of the
6 tenancy" and the Judge said, "That doesn't mean it's not a housing service. It meets the
7 definition of a housing service. Whether that housing service was available at the
8 inception is a different issue. But it's a housing service. It's a housing service." The court
9 has a record of what the Judge said and I ask that the decision reflect what the Judge
10 said.
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13 6. The court mentions the change in terms of tenancy that was dated 2014 and
14 signed by the Petitioner for the agreement for the tandem parking as an addition to the
15 rental agreement showing that the owner agreed to assign the tandem parking first
16 come first served and payment of \$50.00 per month. This was mentioned at the June 25,
17 2024 hearing where the owner was present and did not dispute the agreement and
18 Petitioner said tandem stalls are available. Petitioner notes contrary to what the Court
19 alleges, that the Petitioner rent agreement includes all utilities paid in the rent and
20 parking paid in the rent (no separate charges). Petitioner wants the Court decision to
21 reflect this.
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23 7. The Court maintains in a contradictory manner in the hearing that housing
24 services do not have to be listed in the rent agreement but the court decision says the
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1 intercom and tandem parking are not listed in the rent agreement therefore they are not
2 entitled to the Petitioner. Petitioner wants the court decision to reflect that this is a
3 prejudicial bias of the court in that such position does not comply with the LAMC
4 which states that "Housing services are services that are connected with the use or
5 occupancy of a rental unit including, but not limited to, utilities (including light, heat,
6 water and telephone), ordinary repairs or replacement, and maintenance including
7 painting. The term also includes the provision of elevator service, laundry facilities and
8 privileges, common recreational facilities, janitor service, resident manager, refuse
9 removal, furnishings, food service, parking and any other benefits, privileges or
10 facilities. (LAMC Sec. 151.02, Definition of Housing Services)" RAC. 410.04

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14 LAMC 151.03A. (AR 717.) (AR 717-720.) (Opening brief, page 6.) "Including but not
15 limited to" means that the Court is without authority, and the City the same, to say that
16 the intercom and tandem parking are not an included housing entitlement to the
17 Petitioner. Petitioner wants the Decision to reflect this bias of the Court. "LAHD says
18 the service has to be one provided to tenant at move-in. RAC 410.03. Documentation
19 proves the services requested (maintenance, intercom, tandem parking) were provided
20 at move in. (AR 717-720.) The applicable RAC regulations at AR 717-720 do not
21 indicate that any housing services have to be listed in the rental agreement in order for
22 them to be considered a housing service available to the tenant. By nature of the
23 conduct of the parties, the existence of the intercom box on the outside of the building
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1 applicable to unit 9, the inoperable intercom in the unit, and the words of owner agent
2 Thomas Khammar and Michael Gerst, the Petitioner has relied on the fact the intercom
3 and tandem parking would be provided. RAC at AR 719, ¶1. (Opening Brief, page 12).
4
5 The court decision states that the intercom and tandem parking are not housing services
6 because they are not listed in the rental agreement; thus is not in compliance with
7
8 Petitioner entitlements under the LAMC which states, "When a tenant makes a
9 complaint that there has been a reduction in housing services and those services do not
10 correspond to the habitability of a dwelling under California Health & Safety Code
11 17920.3 or 17920.10, the Los Angeles Housing +
12 Community In- vestment Department will determine a corresponding reduction in rent
13 under the Rent Escrow Account Program regulations" (RAC Regulations 1200.00 *et* .
14 *seq.*) RAC 411.02. (AR 717-720). "In construing contract terms, the construction given
15 the contract by the acts and conduct of the parties with knowledge of its terms, and
16 before any controversy arises as to its meaning, is relevant on the issue of the parties'
17 intent." (SouthernPacific Transportation Co. v. Santa Fe Pacific Pipelines, Inc. (1999)
18 74Cal.App.4th 1232, 1242 [88 Cal.Rptr.2d 777].) "This rule of practical construction is
19 predicated on the common sense concept that 'actions speak louder than words.' Words
20 are frequently but an imperfect medium to convey thought and intention. When the
21 parties to a contract perform under it and demonstrate by their conduct that they knew
22 what they were talking about the courts should enforce that intent." (Crestview
23 Cemetery Assn. v. Dieden(1960) 54 Cal.2d 744, 754 [8 Cal.Rptr. 427, 356 P.2d 171].)•
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This intent and conduct is ignored by the Court due to bias. Petitioner requests the decision reflect this.

8. Speaking of rental agreement, unit 9 rent agreement does not specially list the garbage disposal, the parking gate, the bathtub, the carbon dioxide detector, etc. yet they are still housing services under the LAMC definition. Petitioner requests the decision reflect this.

9. The Court decision has given no legal weight to "including but not limited to" because of the Court's failure to comply with the California Code of Judicial Ethics.

10. Is the Petitioner entitled to maintenance and repairs? The Court doesn't deny that Petitioner is entitled to such. Petitioner requests the decision reflect this and also reflect that the rent agreement does not say the intercom and parking are excluded from repairs if the tenant requests the repairs. Petitioner requests the decision reflect that the bias of the Court prevents the Court from ruling that the Petitioner is entitled to maintenance upon Petitioner's request.

11. "Johnson's complaint joined the actions of the rent stabilization and REAL divisions." (Decision page 1). Petitioner requests the decision to reflect that the complaint also joined the actions of the code enforcement violations division, which are mentioned in the exhibits in the AR.

12. "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

1 telephone),ordinary repairs or replacement, and maintenance including painting. The
2 term also includes the provision of elevator service, laundry facilities and privileges,
3 common recreational facilities, janitor service, resident manager, refuse removal,
4 furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC
5 Sec. 151.02, Definition of Housing Services)” RAC. **410.04 LAMC 151.03A.** (AR 717.)
6
7 (AR 717-720.). The court decision has denied Petitioner “furnishings, food service,
8 parking and any other benefits, privileges or facilities” due to the Court’s violation of
9 the California Code of Judicial Ethics. Petitioner requests the decision reflect this
10 violation.
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13 13. Due to its violation of the California Code of Judicial Ethics, the Court
14 decision ignores the conduct of the parties as regards the intercom and tandem parking.
15 That is the conduct at the inception of the tenancy that obligates the owner and
16 successive owner to say the Petitioner is entitled to a working intercom and a tandem
17 parking stall, i.e that the Petitioner is entitled to full and equal housing services i.e
18 Unruh Act, such that the Court ignores due to bias of the Court.
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21 14. “On October 16, 2023, Johnson filed a motion to augment the Administrative
22 Record. The issue was resolved when the City Attorney said that she would add any
23 records Johnson wanted of the Administrative Record.” Says the decision. FALSE. The
24 City indicated in the June 25, 2024, or other hearing or email, the numerous documents
25 it refused to supply to the AR that the Petitioner had requested. The Court is requested
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1 to make the correction to the decision.

2 15. Petitioner rent checks endorsed as part of the record, show that the Petitioner
3 pays rent for the intercom repair and tandem parking. The rent checks are part of the
4 RSO record. Petitioner requests the record reflect the rent checks copied to the RSO
5 complaints.
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8 16. Page 9 of the decision. "Johnson's doctor requested reasonable
9 accommodation of an intercom and tandem parking. AR 952.". The court decision
10 should indicate the date of the doctor request and that it was directed at the City as well
11 as the owner, and does the Court have any jurisdiction to grant the request and if not
12 why not, and was the request granted.
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15 17. Page 9 of the decision. On December 12, 2021, Johnson filed a small claims
16 lawsuit (21STSC04574) against previous owner Hi Point for reduction in housing
17 services of intercom and tandem parking. AR 332-49. On February 16, 2022, Hi Point did
18 not appear at the trial and a judgment was issued for Johnson against Hi Point in the
19 amount of \$569.99. AR 119-20, 122. The court is asked to clarify for the decision is the
20 court speaking of Hi Point Apts LLC or Hi Point 1522 LLC?
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23 18. Page 9 of decision: "On December 15, 2022, Johnson informed an LAHD
24 investigator that the property owner's agent, Thomas Khammar ("Khammar"), said that
25 Johnson was entitled to a working intercom because the building has to be re-wired and
26 that Johnson is entitled to a tandem parking stall because he already had one. AR 61."
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1 That was Petitioner's recollection of what Khammar said and the implications.
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3 Petitioner requests that the decision state that Petitioner appeared at the hearing and is
4 the most reliable witness as to what was said or implied. Court should note that
5 Khammar could have denied the housing services but did not.
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7 19. Page 10 of the decision: " On November 4, 2021, Johnson signed a TENANT
8 CONSENT TO EXTENSION OR RENEWAL OF LEASE on the same terms as the initial
9 rental agreement. AR 146." FALSE. Petitioner requests a correction. The actual
10 document says, "Notice of Change in Terms of Tenancy" is as regards "tandem park
11 stalls are available on a first come first served basis for an additional charge of \$50.00
12 per month signed by the owner and tenant." Petitioner request the Court to state in its
13 decision that this form reflects entitlement, which the owner has verified. Petitioner
14 requests the Court state that this form proves the Petitioner was receiving the tandem
15 parking stall #14 as a housing service.
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20 20. Page 10 of decision: "After losing three previous RSO Complaints in 2015, on
21 October 6, 2022, Johnson filed the instant fourth RSO Complaint (CE273371) against Hi
22 Point alleging the inoperable intercom and tandem parking issues as an unlawful
23 reduction in housing services and unlawful rent increase, and tenant harassment in
24 violation of the RSO and the Tenant Anti-Harassment Ordinance ("TAHO"). AR 89-94,
25 AR 323-29. He also alleged intentional discrimination. AR .2" FALSE. One of the RSO
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1 complaints involved the failure by owner to provide a resident manager. In that case,
2 CE203006, the RSO division ruled in Petitioner favor and granted a rent
3 reimbursement/reduction to all tenants. The court decision should reflect the true
4 nature of the RSO complaints.
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7 21. Decision page 11: "Johnson asks the court to read each page of the 2278-page
8 Administrative Record. Pet. Op. Br. at 2. This is improper. Petitioners are obligated to
9 lay out the evidence favorable to the other side and show why it is lacking. The "[failure
10 to do so is fatal" to any substantial evidence challenge and "is deemed concession that
11 the evidence supports the findings." *Defend the Bay v. City of Irvine*, (2004) 11928
12 Cal.App.4th 1261, 1266. The reviewing court should "not independently review the
13 record to make up for appellant's failure to carry his burden." *Ibid*. The court has
14 reviewed every relevant page cited by the parties as support for their position, but it is
15 not required to review each page of the Administrative Record." FALSE. Petitioner cited
16 to all 2278 pages repeatedly. The Court is asked to indicate in its decision its BIAS in this
17 regard, and failure to comply with California Code of Judicial Ethics.
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20 22. Decision page 8: "Letters from tenants Tyler Ruggieri ("Ruggieri") and
21 Marilyn London ("London") dated July 2, 2014 state that the intercom system "has been
22 defunct" since they moved into the building in 2006. AR 1636, 1638." FALSE. Neither
23 Ruggieri or London lived in unit 9. London did not become a tenant until after
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1 Petitioner moved into the building. There is no evidence from the city that Ruggieri
2 verified their letters and identity to the City. London was not an impartial witness as
3 she became an employee of the owner. The Court decision in supporting the City
4 decision relies on the statement of unreliable tenants. See Declr. page 20, paragraph 4.
5
6 The Court is asked to reverse its decision on the issue.
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8 23. Decision page 10 states: "On September 12, 2023, the California Civil Rights
9 Department opened Case No. 202305- 20745222 concerning Hi Point. On April 14, 2024,
10 the agency issued a Notice of Case Closure as "Investigated and Dismissed - Insufficient
11 Evidence." RJN 13, Ex. .3" FALSE. The case is currently on appeal. The Court is asked to
12 correct the decision.
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15 24. Decision page 10: "Johnson is a Ham-Jew-DNA-Kushite/Black male
16 American, aged over 45, with disabilities, entitled to all privileges and rights under the
17 State Unruh Act, C 51, 52 as well as City housing ordinances. AR 2183-98." The Court is
18 asked to state in its decision does it agree or disagree with Petitioner's entitlements as
19 stated under Unruh in view of the court's failure to comply with the California Code of
20 Judicial Ethics. The decision states in a perfunctory dismissive, without evidence or
21 reference or even competence (p. 20), "There also is no specific evidence of harassment
22 or discrimination by Hi Point." Like Petitioner has already proven, the Court has not
23 read the papers. The Court is requested to note that the Court participates in denial of
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1 reasonable accommodation to the Petitioner.

2 25. "HSC section 17920.3. (k) Any building or portion thereof that is determined
3 to be an unsafe building due to inadequate maintenance, in accordance with the latest
4 edition of the Uniform Building Code. 17920.3 Any building or portion thereof
5 including any dwelling unit, guest room or suite of rooms, or the premises on which the
6 same is located, in which there exists any of the following listed conditions to an extent
7 that endangers the life, limb, health, property, safety, or welfare of the public or the
8 occupants thereof shall be deemed and hereby is declared to be a substandard building:

9 (a) **Inadequate sanitation shall include, but not be limited to, the following:**

10 (b) (14) **General dilapidation or improper maintenance.**

11 (c) **Any nuisance.**

12 (d) **All wiring**, except that which conformed with all applicable laws in effect at the time of
13 installation if it is currently in good and safe condition and working properly." Decision
14 page 15. "As a threshold issue, Johnson's complained of reduction in housing services- a
15 workable intercom and tandem parking -- are not habitability issues under Health & Safety
16 Code sections 17920.3 or 17920.10. Health & Safety Code section 17920.3 (Substandard
17 Building), lists conditions in a dwelling that endanger life, health, property, safety, or
18 welfare, thereby making the dwelling substandard, including, inter alia, inadequate
19 sanitation, hot and cold water, heating, ventilation, space, lighting, dampness, insects,
20 sewage, general dilapidation, structural hazards, nuisance, wiring, and plumbing. Health
21 & Safety Code section 17920.10". The Court to be mixing RSO complaints with code
22 violation complaints. The non working intercom is a housing services complaint as well as

1 wiring issue. The bias of the Court is that the court will not order the repair of the intercom
2 of Black tenants to endanger the lives of White tenants. The Court admits that “nuisance,
3 wiring, and plumbing” are issues under the jurisdiction of the City. Wiring and nuisance i.e
4 the Intercom, are the jurisdiction of the City. The non-working intercom and lack of tandem
5 parking stall endanger the welfare of the occupants of unit 9. Health and Safety code
6 welfare is defined as “the state of doing well especially in respect to good fortune,
7 happiness, well-being, or prosperity”, i.e “general dilapidation, structural hazards, nuisance,
8 wiring”. The Health and Safety code gives the LAHD authority over “general dilapidation,
9 structural hazards, nuisance, wiring” and well being which includes the intercom and
10 tandem parking. The Court is requested to admit in its decision its bias in this regard.
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14 26. The record indicates that the city employees tortured Black tenants (Petitioner
15 and roommate) from 2014 thru 2024 by denying repair or replacement of the intercom and
16 denial of the tandem parking stall as housing services that Petitioner was clearly entitled to
17 by the conduct of the parties. The Court has not supplied any portion of the Los Angeles
18 Municipal Code that states housing services have to be written in the rental agreement in
19 order for the tenant to receive protection from the Los Angeles Housing Department. The
20 Court position on this matter is biased, incompetent, and lacking diligence; the Court has
21 failed to act in impartial manner. The Court has abused its authority by stating that all
22 entitled housing services have to be written into the agreement, and abused its authority by
23 by condoning a City position that is intractable, institutionalized, pattern and practice,
24 racism. The Petitioner requests that the Court documents in the decision its bias in this
25 regard.
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1 27. Decision page 17: "On September 14, 2014, Johnson emailed the City asserting
2 that Hi Point ads say that every apartment comes with a tandem parking stall. AR
3 1698-1703. The ads say that the apartments have an "intercom" feature and "[the building
4 offers one TANDEM parking space with each apartment." AR 1700." The Court admits that
5 the City knows that the owner says every unit comes with a tandem parking stall and
6 intercom,. Those are stills ads on the intercom saying apartments come with parking and
7 intercom. There is no indication by the Court that those services have to be written in the
8 rent agreement. That is where the Court is biased. The court continues its bias by saying (p.
9 17) 4th 1263, 1298." Johnson does not accurately portray the rental agreement. First, it
10 says nothing about an intercom. Second, the rental agreement assigns Johnson and his
11 roommate Parking Space #8. AR 172. It does not assign him two parking spaces. The
12 reference of "Parking Space #1" and "Parking Space #2" shows that two spaces can be
13 provided but Parking Space #1 is blank, meaning that Johnson received a single parking
14 space. Moreover, Section 4 (Parking/Storage Rules) expressly states that the owner may
15 terminate Johnson's parking privilege or change its size or location on seven days' notice.
16 AR 174. In other words, Johnson had no specific right even to a single parking space." The
17 Court is biased and FALSE. The Court interprets that "meaning that Johnson received a
18 single parking space." Contrast that with the fact Petitioner and roommate parked in stall
19 #14 tandem for four years, then that means parking for 1 and 2 could mean two cars;
20 nevertheless the Court is not the owner or tenant and cannot read into what the conduct of
21 the parties was unless the Court examines the conduct, which the Court bias and lack of
22 competence prevents it from doing so. How does the court arrive at the rent agreement says
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1 stall 8 is single parking space other than bias by the Court? Petitioner does not believe
2 anyone can say for certain that stall 8 in the rent agreement is a single car stall without
3 looking outside the rent agreement, which the Court's bias prevents it from doing so. The
4 Court claims "Johnson had no specific right even to a single parking space"; Petitioner
5 disagrees because the right is established by the word "parking" in the rent agreement, but
6 the issue of temporary possession of the premises and housing services is not at issue here;
7 Petitioner is entitled to the provisions of the month to month rental agreement which the
8 owner can attempt to terminate depending on what the law says; the parking is just as
9 temporary as the rental agreement, but that does not mean the Petitioner is not entitled to
10 parking. As long as Petitioner is parked in the stall, that is the entitlement no matter which
11 stall it is. The Court decision goes page 17 to show its confusion with the word "included"
12 and the word "excluded." The interpretation cannot be both at the same time. The word
13 excluded means excluded, but the phrase "included, but not limited to" means exclusions
14 are not allowed. The court claims the rental agreement does exclude the tandem parking by
15 not listing it for Johnson. To this extent, the court is ignorant because it doesn't understand
16 what including but not limited to means. The rent agreement does not say that tandem
17 parking is excluded and under the state law Civil Code section 51, 52 petitioners entitled to
18 full and equal housing services, which would include tandem parking. The Judge evidently
19 without doubt, has no competence to understand the definition of "excluded" and the
20 definition of "including, but not limited to." It is the courts bias that keeps it from being
21 able to be competent enough to understand simple King's English dictionary definitions.
22
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28 |||

1 28. Decision page 14: "Whether the two-year limitations period of CCP section
2 335.1 or the three-year period of CCP section 338(a) applies, Johnson's ability to challenge
3 the LAHD decisions from 2015 has long passed." The Court here again shows its lack of
4 competence, and /or that of its court staff, because the Petitioner brief was only intended to
5 question the December 2022 RSO decision. It is the City, not the Petitioner, who pulled all
6 the other older RSO cases in; so the Court's admonition is intended for the City.
7

8
9 29. Decision page 14: As petitioner has addressed before, the city TAHO
10 ("harassment ordinance") does not give the City LAHD authority to enforce. Petitioner
11 even cited a website article that showed that the LAHD received 10,000 complaints, did
12 nothing but refer a few to the City attorney's office. So what was LAHD enforcing? No one
13 knows. The Court accepts the fact the RAC is the LAHD while the Court's lack of
14 competence and bias forces it to not realize that the RAC is 'rent adjustment commission'
15 and the LAHD is 'Los Angeles Housing Department' and not the same entity. Again if the
16 Court actually read the TAHO, it would agree with the Petitioner; even the City's filed
17 papers never quoted any section of the TAHO that gives the LAHD any authority to enforce
18 TAHO. Incompetence and bias of the court is requested to be stated in the decision.
19
20
21

22 30. The Court generally maintains, page 18, that the intercom has to be functioning
23 or operational to be a housing service. Neither the Court not the City has given any legal
24 authority to justify this, only giving the Court's same incompetent biased and partial
25 position.
26

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1 II. PETITIONER GEARY J. JOHNSON IS ENTITLED TO MAINTENANCE

2
3 31. Finally the Court's decision is a violation of the Judge's oath because the Judge
4 neglects to mention that Petitioner is entitled to maintenance as part of the written RENT
5 agreement and conditioned only upon Petitioner making a complaint. The Court decision
6 quotes the Petitioner as using the word "repairs" at least six times in the AR; the Court
7 quotes Petitioner as saying "maintenance" eight times. There is no indication that the rent
8 agreement excludes any housing service from maintenance or repairs. Yes, the RA says
9 "including but not limited to". The Court decision is neither fair nor impartial and should
10 be reflected as such.
11

12
13 32. The Court forgot to reference filed federal case CV-2:16-3236- JLS (AJW) .
14 Johnson vs. City of Los Angeles, Hi Point Apts, LLC, State of California, et. al dismissed
15 without prejudice; Motion to Declare Vexatious Litigant for \$25,000 (denied).
16

17
18 Petitioner requests the Court make changes to the Decision based on the objections stated
19 herein.
20

21 Dated: July 2, 2024

22
23 
24 Geary J. Johnson
25 Petitioner Pro Se
26
27
28

GEARY J. JOHNSON

1 **DECLARATION IN SUPPORT**

2
3 I, GEARY J. JOHNSON, have personal knowledge of the facts set forth here in and if called to
4 testify as a witness in Geary J Johnson versus City of Los Angeles, Superior Court case number
5 23STCP00644. I could and would testify competently thereto as follows.
6

7 1. I have secured copies of the court filed documents of 6/28/2024 which include the
8 nature of proceedings, nature of proceedings submitted matter, proof of service, and decision on
9 petition for writ under traditional mandate.

10 2. Prior to the trial of June 25, 2024, I did file a request for a court reporter to be present.
11 I am currently unable to secure a transcript as the court reporter has indicated that the court
12 reporters only service law firms, so I may ask for a trial continuance on those grounds.
13

14 3. I understand the Court ordered June 28 that the "City counsel is to prepare proposed
15 judgment, serve on Johnson for approval as to form, wait 10 days after service for any
16 objections, meet and confer, if there are objections, and then submit the proposed judgment,
17 along with a declarations, dating the existence or nonexistence of any unresolved objections." I
18 have not read the whole order and thus reserve all rights to make objections. One objection, of
19 course is that as of this date, I do not have a working intercom in my unit, I do not have the tools
20 and instructions to use the outside AKUVOX system, and I do not have and have not been
21 assigned a tandem parking at this property. But I do pay rent money which the City and property
22 owner benefit from. Those are all housing services which the city of Los Angeles and mayor
23 Karen Bass and council, with a \$12.8 billion dollar budget, and thru the Housing and REAP
24 divisions, can easily supply such services to this Black American and his Black American
25
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1 roommate. By not providing such services, the City also acts with the intent to endanger the
2 health and safety to all White tenants in the property.

3
4 4. As part of my objection to the form of the decision, I ask and will ask the court to
5 clarify in its decision, that the decision does not apply to continuing obligations, that the
6 decision does not apply to new damages, the decision does not apply to any damages that
7 occurred to me after July 2023; the decision does not apply to any code enforcement violation
8 complaints or REAP complaints authored by myself which the City said it would not add to the
9 administrative record, that the decision does not apply to documents filed with the Court that
10 were not a part of the administrative record, and that the June 27-28 decision does not apply to
11 any court filed documents, and those issues and claims in those documents, that were not a part
12 of the administrative record including but not limited to the Notice of Errata(s), City
13 supplemental answer to the Petition (9/12/23), my amended reply and second amended reply
14 dated 9/20/23 and 12/6/2023. I ask that these objections to form be included in the Court
15 decision filed 6/28/24.
16
17

18
19 5. This link to online videos may be instructive to the Court. [https://wp.me/](https://wp.me/P57D2C-1Dm)
20 https://youtu.be/LzN_R8nddlw . [https://](https://lahousingpermitsandrentadjustmentcommission.com/why-do-black-jewish-tenants-not-have-a-working-intercom/)
21 [lahousingpermitsandrentadjustmentcommission.com/why-do-black-jewish-tenants-not-have-a-](https://lahousingpermitsandrentadjustmentcommission.com/why-do-black-jewish-tenants-not-have-a-working-intercom/)
22 [working-intercom/](https://lahousingpermitsandrentadjustmentcommission.com/why-do-black-jewish-tenants-not-have-a-working-intercom/) , [https://lahousingpermitsandrentadjustmentcommission.com/la-council-told-](https://lahousingpermitsandrentadjustmentcommission.com/la-council-told-of-racism-file-24-0287/)
23 [of-racism-file-24-0287/](https://lahousingpermitsandrentadjustmentcommission.com/la-council-told-of-racism-file-24-0287/) ,
24

25 6. I clarify for the attorneys involved that I do not object to electronic communication,
26 but I do object only to the electronic filing and service of court filed documents. On or around
27 November 3, 2023, I served upon the court and the parties the attached Request for Exemption
28

1 from Electronic Filing. The court summary shows this was signed and filed with the Court on
2 11/28/2023.

3
4 7. My experience has been that attorneys often intentionally fail to comply with orders
5 like the one issued June 28, 2024 in this case.

6 I declare under penalty of perjury pursuant to the laws of the state of California that the
7 foregoing is true and correct. Executed on July 2, 2024 at Los Angeles, California by
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12 GEARY J. JOHNSON
13 PETITIONER PRO SE
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GEARY J. JOHNSON

FAX

Geary J. Johnson
323-897-3099.

TO:

Name: Hi Point 1522 LLC and POWER PROPERTY MGMT INC

Fax Number: (310) 661-8195

of Pages: 1

(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: Where is your different effective accommodation?

Message:

ONGOING PERFORMANCE ISSUES

1. You claim that your court filed December 18 2025 document included the mention of the disabled placard plates as well as request for handicap parking stall. The handicap parking stall disabled plates notice did not occur until January 25, 2026 and forwarded to you around February 5, 2026. Since it could be included in the hearing on other matters, the disabled placard plates notice of January 25, 2026 constitutes new evidence.
2. You claim that the city government code enforcement inspected the Intercom system at subject address and determined that the Intercom system is working. That is not true. The notice from code enforcement said that the system was not working and subject to repair. The email after that from Steven Harrison to you said that he was accepting your explanation that the system had been upgraded. However, Steven Harrison and neither did anyone else from code enforcement actually inspect the AKUVOX on the outside of the building to see if it was working and the code enforcement employees did not view the videos that I supplied that the system is not working, and finally the city employees did not inspect the unit to see if there is an indoor interface or indoor monitor to connect to the AKUVOX, monitor as required by law. When do you feel that the city inspected the unit to determine the wired or WiFi connection to Akuvox?
3. As regard the tandem parking stall requested, and also the handivapped stall requested. You seem to be confused. The request for the tandem parking stall, which is a monthly request (see endorsed rent checks), concerns moving myself and my roommate two cars from the single car stall to a tandem two car stall. In that explanation, we are requesting a stall that will accommodate two cars, we are not requesting parking for three cars. The most recent request for a handicap parking stall, which would be for a single car is without waving any rights, could possibly be considered to be an alternative to the request for the tandem parking stall. I would accept the handicap stall for myself, and my roommate would remain in stall number eight. Or instead of the handicap Parking stall, we would be assigned a tandem stall, which would provide for two cars. The end result is that we are not asking for parking for three cars as you allege. Your statement and your letter is, with regard to the parking, "the owner is agreeable to rent you an extra (tandem) parking space at the rate of 150 per month." Further you say, "we will ensure your parking spaces, both of them are the closest spaces available to your unit." Thus, I am not asking for a \$150 space, I am asking to be switched from single parking space to tandem two car space. As I have stated numerous times, the rent agreement does not provide for the charge of \$150 for any parking on the property. I am not asking for two spaces, as in "both" as your letter alleges. All rights reserved.

Public Comment Submission Validation - Council File No.: 23-1200-S152

From: Clerk.PublicComment@lacity.org (clerk.publiccomment@lacity.org)

To: tainmount@sbcglobal.net

Date: Monday, November 13, 2023 at 11:57 AM PST

To tainmount@sbcglobal.net,

***** PLEASE DO NOT REPLY TO THIS AUTOMATED EMAIL *****

Public Comment Submission Validation

Your Public Comment is now pending. For security purposes, please confirm your submittal by clicking on 'Click here to Validate' button below:

[Click here to Validate](#)

Council File Number: 23-1200-S152

Comments for Public Posting:

23-1200-S152 NEIGHBORHOODS AND COMMUNITY ENRICHMENT COMMITTEE REPORT relative to the appointment of Alejandra Velasquez to the Board of El Pueblo de Los Angeles Historical Monument Authority Commissioners. I Object on the grounds no money is being allocated to investigate corruption and state Unruh Act (CC 51,52) violations by the employees of the Los Angeles Housing Department. CorruptionCorruptionCorruption. Why It Thrives in Los Angeles Government. How Mayor Karen Bass' Government Denies Housing Services to Blacks and Squashes Efforts to Curb Government Corruption. The City Attorney's Office under Heidi Feldstein Soto and Novian and Novian's Michael Gerst said in a court hearing October 24, 2023 that the Public should not be allowed to see these documents herein. When presented with the English comprehension of the herein "Motion to Augment the Record", the city attorney's office called the motion "unintelligible" (Hearing October 24, 2023). "This torturous situation which was conduct by the respondents is meant to harm me and retaliation because I complained. They might as well just string me up and lynch me on the front lawn, cut my body up in small pieces, disembowel me and just spread my blood all over the front sidewalk because that really is the intent of the respondents and their racist torturous tirade of retaliation." The phrase local government "corruption" is mentioned seventeen times. The word "corruption" is found on three pages. PETITIONER GEARY J. JOHNSON'S NOTICE OF MOTION AND MOTION TO AUGMENT THE ADMINISTRATIVE RECORD FOR THE PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). Filed Case 23STCP00644 Los Angeles Superior Court.

The word "corrupt" or "corruption" is found on over 17 pages. Petition for Writ of Mandate by Geary J. Johnson. Filed 02/28/2023. Court case 23STCP00644. The word "corrupt" is found on over 10 pages. Email 05/15/2022 at 5:53 pm. Sent to city RSO case CE273371 as an Exhibit. "The Answer (of the City) proves eight years of tortious interference and lack of diligence by city employees that intentionally causes denial of intercom repair and denial of tandem parking because Petitioner is a who is a male, over the age of 45 with a disability." Page 15. Filed PETITIONER GEARY J. JOHNSON'S AMENDED REPLY TO RESPONDENT'S SUPPLEMENTAL ANSWER TO PETITIONER'S SUPPLEMENTAL PETITION FOR WRIT OF MANDATE (CCP § 1085) (CCP 1084-1097). The city attorney's office under Heidi Feldstein Soto and Novian and Novian LLP have said they will request the court to strike from the court record any mention of government corruption. Email October 28, 2023. Ongoing Harm and Continuing Obligations. CRD Case 202305-20745222. Email Oct 30, 2023. Tandem Parking- Parts for Akuvox and Still Not Supplied - Ongoing harm Ongoing Damages Continuing obligations- CRD Case 202305-20745222. Email October 31, 2023. Preliminary review of your AR. Email November 1, 2023. More documents for the Court AR. Notice filed TSC 11/2/2023 (with court minute order). Email November 6, 2023. Please restore the intercom in my unit and the tandem parking stall today without further delay. CRD case 202305-20745222. Redacted CASE 21STSC04819 JOHNSON VS. HI POINT 1522 LLC AND POWER PROPERTY MANAGEMENT GROUP. FILED 12/20/21. 8/13/21. Management Company Representative Authorization Policy (from Meghan Hayner). "When government is no longer willing to serve the People, let the People take to the streets for a redress of their grievances." Anon. In 2020, the number of email users reached the 4 billion mark, which means that over 50% of the world's population was using email. The latest reported number in 2022 is close to 4.26 billion. Government agencies DO use email to contact people. (Source: Google). "City Council Public Postings Show Fraud and Corruption". <https://wp.me/P57D2C-1y0> . "Code enforcement complaints to LAHCID and LADBS Los Angeles". <https://wp.me/P6ztbL-i>

If the above button is not clickable or is broken, please copy and paste the entire URL (minus any spaces) into your browser window.

<https://cityclerk.lacity.org/Confirmation/?EmailConfirmation=2&c=767CE7D2-891C-4967-987E-DE0C34B93522&em=tainmount@sbcglobal.net>

If you DO NOT want to submit this public comment, simply ignore this E-mail and do not click on the link above.

Thank you,

Office of the City Clerk
Council & Public Services Division
City of Los Angeles
<https://clerk.lacity.org/council-and-public-services>

FAX

Geary J. Johnson
323-807-3099
Tenant

TO:

Name: Hi Point 1522 LLC

Fax Number: (310) 661-8195

of Pages: 1
(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: Correction and Other Matters

Message:

Dear Power Property Mgmt Thomas Khammar and staff:
CORRECTION
fax and email dated Saturday, February 14, 2026 at 5:46 PM.from me.
Ongoing performance issues

1. correction (underlined) "Since it could (underline) not be included in the hearing on other matters, the disabled placard plates notice of January 25, 2026 constitutes new evidence."

REQUESTS

You stated in your letter, February 11, 2026, "However, the owners position comports with the rulings of the courts for the three lawsuits you instigated, the LA HD's inspection in response to your complaints, your lease, and the law."

I will presume and conclude that as usual, you are not telling the truth. But I would like to give you the opportunity to provide verifiable evidence as to what you are claiming. I ask that you provide specific written evidence of the statements that you have made. 1. Specifically provide any evidence of the three lawsuits that you claim I instigated, what are the case numbers, and what specifically are the dated rulings that you claim say that I am to be denied housing services, Intercom and parts and tandem parking. 2. Specifically provide evidence of the LAHD inspection that says in writing that I am to be denied housing services, Intercom and Intercom parts and tandem parking. 3. The monthly rental agreement, provides for maintenance, repairs, housing services, and parking. Please indicate specifically in writing how you feel the owner of the property has complied with those rental agreement provisions. 4. Please provide copies of any specific admin decisions or court decisions that state that the owner has complied with the laws or specific laws that you are mentioning that you have complied with as in, what proof do you have that you have complied with the civil rights laws, contract laws, and accessibility laws.

References city clerk public document Los Angeles Council file number 23-1022-S27 2/14/26 or link https://cityclerk.lacity.org/onlinedocs/2023/23-1022-S27_PC_PM_02-14-2026.pdf .

FAX

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

TO:

Name: Hi Point 1522 LLC

Fax Number: (310) 661-8195

of Pages: 1
(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: Parking Request Clarified

Message:

CLARIFICATION ON PARKING ACCOMMODATION REQUESTED.

Tandem parking near the rear of the building is necessary and requested

There is no wheelchair ramp at the building. During the time that I am not able to park in the lot, I have to park outside, and with my wheelchair and walker, I have to navigate up two separate stairways of about three steps each time. I do not have a handicap accessible parking stall. However, when I'm able to park in the parking lot, I can enter the back of the building, where there is only a single step to navigate into the hallway.

On the front landing, the entry door swings out, so as I open the door, I have to step back from the landing, almost losing balance and tripping down the stairs. I have a couple of other times started falling backwards. With my groceries, one time completely missed the step and crashed to the ground.

The lot contains stalls one through 12, which are single-car stalls, and 13 through 19, which are two-car stalls. Since this is an 18-unit building, there are frequently empty unassigned stalls. The two-car tandem is necessary because it is the closest to the rear entry door of the building.

Being assigned a tandem stall/handicapped parking stall closer to the rear of the building assures I can use the rear entry, where there is only one step to navigate.

To City Officials and Employees: A Housing Provider Cannot Charge a Fee for a Reasonable Accommodation Request

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; jeffrey.bull@lacity.org; councilmember.harris-dawson@lacity.org

Cc: david@powerpropertygrp.com; vasquezbrian79@gmail.com

Date: Monday, February 16, 2026 at 12:14 PM PST

Re: Rent controlled and Section 8 property at 1522 Hi Point Street

The United States Justice Department and the Civil Rights Department say that the owner cannot charge a fee as response to a request for a reasonable accommodation. The owner request that I pay \$150 for a tandem parking stall is unlawful.

Without waving any rights, I note that stall #8 is a single car stall, and stall #14 (currently unoccupied) is a tandem car stall. I request that the owner switch/repaint the numbers; change stall #8 to number 14 and change stall #14 to number 8.

I remind you that the Justice Department says "The determination of undue financial and administrative burden must be made on a case-by-case basis involving various factors, such as the cost of the requested accommodation, the financial resources of the provider, the benefits that the accommodation would provide to the requester, and the availability of alternative accommodations that would effectively meet the requester's disability-related needs." That means in order for the owner to claim a financial hardship, they would need to submit to me their accounting books to show they do not have the financial resources. The gross receipts for this 18 unit building is about \$37,000 per month, so you

Document 5

definitely have resources.

All rights reserved.

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

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, **Benjamin Renkainen**, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, **Brian Vasquez**.

C:
vasquezbrian79@gmail.com
Resident manager at this address

Sent (312)



TurboTax

10 Tax Deductions You May Have Missed

Request for accessibility complaint



me

Feb 19

To dod.contact@lacity.org

Feb 19 at 11:46 AM

Martin Koch:

I filed a complaint with the Los Angeles Housing Department accessibility on the grounds I live in a rent controlled building that also receives section 8 funds. That department has written me that they do not have jurisdiction. I wish that department to be included in my complaint to you.

How can I file an accessibility complaint with the City?

This is part of that I what I received from the Los Angeles Housing department which appears to be saying that I cannot complain to them. I live in a privately owned building that also receives section 8 funds.

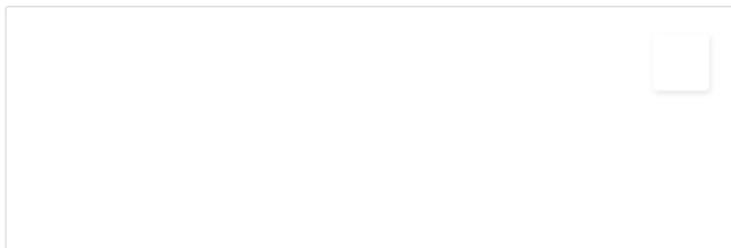
Good morning,

Upon a review of your Grievance (case GR26-723069) we have found that the Accessible Housing Program (AcHP) does not have jurisdiction over this grievance. As a result, AcHP is unable to process your grievance. Attached please find the Letter of Resolution.

To file a formal complaint, please contact the following:

- The California Civil Rights Department (CRD) by clicking [here](#).
- The United States Department of Housing and Urban Development (HUD) by clicking [here](#).

You may also contact the Housing Rights Center (HRC) for legal assistance at [800-477-5977](tel:800-477-5977) or online by clicking [here](#).



Contract



Delete



Move to



Forward



Reply



More

Document 6

THE RIGHT TO AN ACCESSIBLE PARKING SPACE

RIGHT TO A REASONABLE ACCOMMODATION | WHAT IS AN RA?

- ▶ A reasonable accommodation (RA) is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have equal opportunity to use and enjoy a dwelling, including public and common use spaces. Accommodations must be related to a person's disability. Housing providers must generally grant requests for accommodation if they meet these criteria. Persons with disabilities may request an RA for a reserved or accessible parking space under the Fair Housing Act.

REQUESTING AN RA | WHAT TO KNOW

- ▶ A reasonable accommodation can be requested verbally or in writing. While a housing provider may provide a form for such request, they cannot require a person to use their form to present or verify their request.
- ▶ If a resident has an accessible parking placard or if their disability is obvious or known to the housing provider (i.e., they use a cane, walker, or wheelchair) and the connection between their disability and the request for a reserved parking space near the entrance is clear, the accommodation should be approved.
- ▶ A request for a reasonable accommodation can be made at any time.
- ▶ Housing providers may not require persons with disabilities to pay extra fees or deposits as a condition of receiving a reasonable accommodation.

EXAMPLES

- 1 A resident with a mobility impairment, which substantially limits her ability to walk, requests an assigned accessible parking space near the entrance to her unit as a reasonable accommodation. There are available parking spaces near the entrance to her unit that are accessible, but those spaces are available to all residents on a first come, first served basis. The provider must make an exception to its policy to accommodate this resident. (<https://www.justice.gov/crt/us-department-housing-and-urban-development>)
- 2 A tenant with a mobility impairment has difficulty walking more than short distances. His apartment complex has a "first come, first served" parking policy for its tenants. The tenant requests that management grant a reasonable accommodation in its parking policy and reserve a parking space for him near his apartment, due to his disability. The manager must grant the accommodation and reserve a parking space for the tenant. (<http://www.accessiblehousing.org/rights/accommodations.asp>)
- 3 A resident has a respiratory condition that makes it difficult to walk long distances. Although his apartment building has accessible parking spaces near the front entrance, his unit is most easily accessed through the back door. Management must grant his reasonable accommodation request and reserve an accessible parking space for him near the back door to accommodate his disability.

For more detailed information on requesting a reserved parking space in housing, please visit <https://www.justice.gov/crt/us-department-housing-and-urban-development>.

Document 7

Sent (312)

Underoutfit



Culver City: Wireless Bras People Actually Keep [Explore]

From workdays to weekends, these wireless bras stay comfy and invisible under clothes. Find your next go to style now. Looking for a bra you for...

Complaint against City of Los Angeles



me

11:22 AM

To dod.contact@lacity.org & 1 more

Feb 20 at 11:22 AM

1. The city government Los Angeles has been told repeatedly of my disabilities and request for reasonable accomodation and accessibility requests.
2. The city was sued around 2023 in Petition for Writ proceedings Los Angeles Superior Court case 23STCP00644. Dismissed. Numerous code violation complaints were filed as exhibits. The opening brief by me was filed 2/27/2024 and on page 10, I mentioned that I was disabled. The City attorney office prepared and lodged the administrative record ("AR") in the case. I think it was over 2200 pages. The AR mentions my disabilities on pages 2212-2215. The doctor request for accommodation letter from Dr. Marcus Tellez is at page AR 952, referencing the intercom system and the tandem parking. Also see AR pages 2183-2198.

Throughout the AR, the word disability is mentioned 29 times.

3. The denial of accessibility is continuing based on new performance and new evidence.
4. My point here is to show the City employees have known about my accessibility needs for years, and took no effective action to remedy.

All rights reserved.



Contract



Delete



Move to



Forward



Reply



More

New grievance filed

From: G Johnson (tainmount@sbcglobal.net)

To: dod.contact@lacity.org

Date: Thursday, February 19, 2026 at 08:37 PM PST

A grievance has been filed against the Los Angeles housing department with the accessible housing department and against code enforcement employee Steven Harrison. The grievance number is GR 26-733592. There is a correction, and the correction is that the phrase accessible people is corrected to “accessible peep hole.”

Geary Juan Johnson

Phone 323-807-3099

Document 9

Re: Info on this location

From: Info HACLA (info@hacla.org)

To: tainmount@sbcglobal.net

Date: Wednesday, February 18, 2026 at 02:58 PM PST

Hello,

I want to thank you for contacting the Customer Contact Center of the Housing Authority of the City of Los Angeles, regarding your concern(s).

You can contact Los Angeles Housing Department to file a complaint. Their website is: www.lahd.org

I hope the above answers your concerns. If you have further questions, please do not hesitate to contact the Customer Contact Center at (833) **HACLA-4-U** (833-422-5248) or at info@hacla.org.



Customer Support Representative

e: Info@hacla.org

p: 833-HACLA-4-U (833-422-5248)

**Housing Authority of the City of Los Angeles
Section 8 Department – Customer Contact Center**

2600 Wilshire Blvd, 5th Floor

Los Angeles, CA 90057

w: hacla.org

From: G Johnson <tainmount@sbcglobal.net>

Sent: Tuesday, February 17, 2026 9:06 PM

To: Info HACLA <info@hacla.org>

Subject: Info on this location

Document 10

You don't often get email from tainmount@sbcglobal.net. [Learn why this is important](#)

Dear Section 8 and HACLA:

1. I reside at this building. I am not a section 8 recipient as yet.
2. I understand there are a few tenants here who receive section 8 assistance.
3. This owner has long been the subject of discrimination and code violations complaints.
4. I will provide links below if you wish to check some of the documents. Some come from a blog and others come from city documents.
5. If you wish to reach the blog page without pushing a link, just search lahousingpermitsandrentadjustmentcommission denied apartment services hi point1522 lawsuit explains why
6. There is only one master meter here for electric and gas. Usually this means the landlord pays for utilities thru the rent payments, no separate charges. Parking here is also included in the rent. I always hear stories from tenants who claim they are being charged for utilities or parking where the previous tenant did not because it was included in the rent.
7. Here are some helpful links. One for code violation complaints and one for city posted agenda item documents regarding this property.
8. The latest I hear is the owner wants to charge some tenants \$150 per month for parking where usually the parking is included in the rent; similarly the owner wants tenants to incur a cost to operate the intercom system where parts and labor should already be included in the rent. The city building code requires that landlords provide an intercom indoor monitor but the owner so far refuses to provide the 18 indoor monitors that would cover all tenants.
9. This building has also been the subject of numerous newspaper articles or ads.

Let me know if you have any questions.

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

<https://lahousingpermitsandrentadjustmentcommission.com/code-enforcement-complaints-re-1522-hi-point-street/>

In a recent communication from the City Clerk, a dispute arises concerning parking arrangements and the inspection status of an intercom system. The author refutes claims made by Power Property Management regarding disabled placard notices and the condition of the intercom, asserting that city inspections and misunderstandings about parking requests have occurred.

<https://lahousingpermitsandrentadjustmentcommission.com/los-angeles-council-file-number-23-1022-s27-re-housing-services-denied/>

FAX

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

TO:

Name: Hi Point 1522 LLC via Power Property Mgmt Inc

Fax Number: (310) 661-8195

of Pages: 5

(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: A response is requested to three emails attached

Message:

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez. Your emails addresses seem to blocked to me. Please unblock them immediately. I reserve the right to communicate to you on a weekly basis by writing you thru the City clerk agenda form which items will be posted to the worldwide internet. by the clerk office.

Document 11

A Housing Provider Cannot Charge a Fee for a Reasonable Accommodation Request

From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; thomas@powerpropertygrp.com; brent@powerpropertygrp.com

Date: Monday, February 16, 2026 at 11:51 AM PST

Dear Hi Point 1522 LLC:

The United States Justice Department and the Civil Rights Department say that you cannot charge a fee as response to a request for a reasonable accommodation. Your request that I pay \$150 for a tandem parking stall is unlawful.

Without waving any rights, I note that stall #8 is a single car stall, and stall #14 (currently unoccupied) is a tandem car stall. I request that you switch/repaint the numbers; change stall #8 to number 14 and change stall #14 to number 8.

I remind you that the Justice Department says "The determination of undue financial and administrative burden must be made on a case-by-case basis involving various factors, such as the cost of the requested accommodation, the financial resources of the provider, the benefits that the accommodation would provide to the requester, and the availability of alternative accommodations that would effectively meet the requester's disability-related needs." That means in order for you to claim a financial hardship, you would need to submit to me your accounting books to show you do not have the financial resources. Your gross receipts for this 18 unit building is about \$37,000 per month, so you definitely have resources.

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

Document 12

To City Officials and Employees: A Housing Provider Cannot Charge a Fee for a Reasonable Accommodation Request

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; jeffrey.bull@lacity.org; councilmember.harris-dawson@lacity.org

Cc: david@powerpropertygrp.com; vasquezbrian79@gmail.com

Date: Monday, February 16, 2026 at 12:14 PM PST

Re: Rent controlled and Section 8 property at 1522 Hi Point Street

The United States Justice Department and the Civil Rights Department say that the owner cannot charge a fee as response to a request for a reasonable accommodation. The owner request that I pay \$150 for a tandem parking stall is unlawful.

Without waving any rights, I note that stall #8 is a single car stall, and stall #14 (currently unoccupied) is a tandem car stall. I request that the owner switch/repaint the numbers; change stall #8 to number 14 and change stall #14 to number 8.

Document 13

I remind you that the Justice Department says "The determination of undue financial and administrative burden must be made on a case-by-case basis involving various factors, such as the cost of the requested accommodation, the financial resources of the provider, the benefits that the accommodation would provide to the requester, and the availability of alternative accommodations that would effectively meet the requester's disability-related needs." That means in order for the owner to claim a financial hardship, they would need to submit to me their accounting books to show they do not have the financial resources. The gross receipts for this 18 unit building is about \$37,000 per month, so you

definitely have resources.

All rights reserved.

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

According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, **Benjamin Renkainen**, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, **Brian Vasquez**.

C:
vasquezbrian79@gmail.com
Resident manager at this address

Case GR26-723069

From: G Johnson (tainmount@sbcglobal.net)

To: lahd.achp@lacity.org

Date: Monday, February 16, 2026 at 05:32 PM PST

Email or fax to property owner today requesting change in parking stall numbering. Same saying that I cannot be charged fee or money for requesting accommodation.

Geary Juan Johnson

Phone 323-807-3099



2026-2-16 Email PPM to change stall numbers.pdf
45.4 kB

Document 14

New matter questions to Owner Hi Point 1522 LLC

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontend@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; jeffrey.bull@lacity.org; councilmember.harris-dawson@lacity.org

Cc: david@powerpropertygrp.com; vasquezbrian79@gmail.com

Bcc: hairylegs27@gmail.com

Date: Sunday, February 15, 2026 at 05:42 PM PST

The Akuvox R29 is the world's 1st facial recognition Android door phone

This SIP video door phone has a 7 inch touchscreen, that performs AI-powered offline facial recognition for entry. It is most often used in apartment buildings, office buildings and residential building complexes. Featuring 3 output relays, Wiegand and three input ports, a main camera with an auxiliary camera, 7 inch touch screen LCD, and a built in 13.56 MHz and 125 kHz.

<https://www.globalvisionsinc.com/akuvox/akuvox-video-door-phones/akuvox-r29/>

Superior Door Phones

Document 15

Experience

Akuvox provides an exceptionally robust line of IP intercoms and video door phones, designed to deliver an outstanding resident and guest experience. Key features include facial recognition, RFID, NFC, Bluetooth, and more.
(Source: Akuvox website)

What is an IP intercom?

An IP (Internet Protocol) intercom is a modern, networked communication system that transmits audio and video data over LAN, WAN, or the internet, rather than traditional analog wiring. It acts as an IoT device for two-way communication, allowing users to verify visitors via video and remotely unlock doors via smartphones or computer interfaces. (Source Google AI.)

To whom it may concern:

I gathered the information above from the Internet. I have not gotten any written or verbal information from the owner whatsoever on the door entry intercom system called Akuvox, currently installed to the front of this 18 unit rent controlled, section 8 funded, building, and the owner has not told me how to access or use the system. I do not have a contract or agreement with the AKUVOX company.

INTERCOM NEW MATTERS

The owner of this building supplies the clicker for the parking gate, the key for the mailbox, the key for the front door, and the key for the unit apartment one bedroom; any fee is absorbed into the rent paid and there's no separate fee for those housing services listed. There is also a door keypad at the back door and there's no extra charge or fee to use that manual code device. The previous Artolier intercom system— still in my unit— did not require a fee or dollar amount to use it.

The advertisement from internet above states that the IP system AKUVOX can be used by “allowing users to verify visitors via video and remotely unlock doors via smartphones or computer interfaces.” So says the internet, a user would need a smart phone or computer to use AJUVOX door entry intercom system, which means there would be the accompanying cell phone or Wi-Fi service. I talked to the company AKUVOX directly and they verified this. On a personal note my cell phone is my private property and I pay a monthly fee to use the cellular function; my Wi-Fi is also my personal property and I pay a monthly fee to use that, so the use of the cell phone and the Wi-Fi is associated with a cost, and it is not free. The owner of the property has neither supplied a cell phone, Wi-Fi, computer or unit interface to use the AKUVOX system. I believe the owner stated in one of his written communications recently, that the police have advised against using these smart phone or Wi-Fi to access Akuvox. I believe the unit intercom or indoor monitor is mandated by state or local building codes. Online videos to the public and city employees show the AKUVOX intercom function does not work.

So my question to the owner is: by what method or housing service am I supposed to be able to use the AKUVOX system being that you claim it works?

TANDEM PARKING NEW MATTERS

The owner of the property claimed around February 11, 2026, that there is a \$150 fee to be assigned to a tandem parking stall at this subject address. There is no authority in my rental agreement that I can be charged a fee for the parking. There are 18 one bedroom units and parking for 27 vehicles. My questions are:

1. On what date was the \$150 parking fee announced to all tenants in writing, which is 18 units?
2. How was the fee announced in writing?
3. Out of 18 units, how many of those units are paying \$150 to park on the property and on what date do/did those payments first start?

Emailed to **vasquezbrian79@gmail.com** who acts for **Hi Point 1522 LLC**.

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

vasquezbrian79@gmail.com
Resident manager at this address

More Responses to Hi Point 1522 LLC re Thomas Khammar Position.

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; jeffrey.bull@lacity.org; councilmember.harris-dawson@lacity.org

Cc: david@powerpropertygrp.com; vasquezbrian79@gmail.com; lahd.achp@lacity.org

Bcc: hairylegs27@gmail.com

Date: Sunday, February 15, 2026 at 11:58 AM PST

LAHD ACHP Grievance case no. GR26-723069

To whom it may concern:

Here are two more Feb 14 responses to Thomas Khammar on his position that denies me two way communication intercom and denies me tandem two car parking. These faxes were sent to him on February 14, 2026. They are forwarded by email to resident manager Brian Vasquez.

For the council persons, I add: is this acceptable in your district? PARKING. I have a single car stall used by myself and roommate. The rent agreement says parking for what number of cars: 2. The rent agreement says parking is included in the rent, there is no provision in the rental agreement to charge for parking. The owner claims the parking for the tandem parking is \$150 per month, up from \$50 per month, but I am not aware of any tenant that is paying \$150 per month. If the owner switches me from one car stall to two car stall, he suffers no financial hardship because he will still have the single stall available for other tenants. There are two other tandem stalls where single car tenant can be switched with myself. My photographic evidence also shows that tandem stalls 13-16 are not being used. INTERCOM: You can see from the response by Thomas Khammar (and code enforcement Steven Harrison) that there is no mention of the legal requirement by owner to install in the unit a indoor monitor interface for the intercom Akuvox system. **The interface indoor monitor is Document 16**

required by the Los Angeles Building Code. There is also no requirement in the rent agreement that I have to incur a cost of use my cell phone to access the Akuvox system. My question to councilpersons: is this the type of landlord conduct and harassment that is allowed in your district?

How does the owner propose I can use the intercom system? How does the owner propose I can be assigned a tandem two car parking stall? How does the owner propose I can access a handicapped parking stall? How does the owner propose I can receive a wheelchair height door unit peephole? The owner of the property has not offered any effective alternative accommodations.

This is copied to the complaint with the accessibility department.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

On Friday, February 13, 2026 at 01:15:19 AM PST, G Johnson <tainmount@sbcglobal.net> wrote:

"Mayor Karen Bass and city council members says Black tenants are not entitled to intercom services and tandem parking"

Emailed to vasquezbrian79@gmail.com who acts for **Hi Point 1522 LLC**.

All rights reserved.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099

C:

vasquezbrian79@gmail.com

Resident manager at this address



2026-2-14 Fax PPM.pdf

746.9 kB

Re: Case GR26-723069

From: G Johnson (tainmount@sbcglobal.net)

To: lahd.achp@lacity.org

Date: Sunday, February 15, 2026 at 11:55 PM PST

This I emailed and faxed to the property owner today:

The Akuvox R29 is the world's 1st facial recognition Android door phone

This SIP video door phone has a 7 inch touchscreen, that performs AI-powered offline facial recognition for entry. It is most often used in apartment buildings, office buildings and residential building complexes. Featuring 3 output relays, Wiegand and three input ports, a main camera with an auxiliary camera, 7 inch touch screen LCD, and a built in 13.56 MHz and 125 kHz.

[Akuvox R29 - Akuvox Video Door Phones at Global Visions](#)



Akuvox R29 - Akuvox Video Door Phones at Global Visions

The Akuvox R29 is the world's 1st facial recognition Android door phone. It's most often used in apartment buil...

Document 17

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AKUVOX intercom function does not work.

So my question to the owner is: by what method or housing service am I supposed to be able to use the AKUVOX system being that you claim it works?

TANDEM PARKING NEW MATTERS

The owner of the property claimed around February 11, 2026, that there is a \$150 fee to be assigned to a tandem parking stall at this subject address. There is no authority in my rental agreement that I can be charged a fee for the parking. There are 18 one bedroom units and parking for 27 vehicles. My questions are:

1. On what date was the \$150 parking fee announced to all tenants in writing, which is 18 units?
2. How was the fee announced in writing?
3. Out of 18 units, how many of those units are paying \$150 to park on the property and on what date do/did those payments first start?

Emailed to resident manager **vasquezbrian79@gmail.com who acts for Hi Point 1522 LLC.**

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

Fax To Hi Point 1522 Llc

Feb 14th, 2026 10:34am PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	Your communications
Pages Sent	1 / 1
Transmission Time	51 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

Document 18

Sat Feb 14th, 2026 10:34 AM Pacific Time

FAX

Geary J. Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035

TO:

Name: Hi Point 1522 LLC and Power Property Mgmt Inc
Fax Number: (310) 661-8195 # of Pages: 1
(including cover sheet)

FROM:

Name: Geary Juan Johnson
Fax Number: (323) 809-4119

Subject: Your communications

Message:
(Via fax and electronic email or otherwise). I have received your email dated Feb 12, 2026 at 12:30 pm. You make reference to your letter of February 11, 2026 posted in an envelope to our unit door. You state in your email "we will only be responding to new matters as the courts have already ruled against you over and over." This is untrue. This is also a contradiction to your Feb 11 letter in which you say, "if you would like to further discuss or have other suggested accommodations for the owner to consider, we remain as always available to discuss the same with you." The Feb 11 and Feb communications are not on the same page. Nevertheless, as stated in my rebuttal to your Feb 11, 2026 letter, none of your communications offer a different effective accommodation. To continue discussions, that is the first step that you provide the different effective accommodations. As regards your statement that courts have ruled against me, I have responded to that. The courts made two decisions in my favor in case 19STSC14394, and the court ruled in my favor in case 21STSC04574. Your statement is an actionable fraudulent representation. I also reminded you that the rental agreement says parking for two cars, as in number (#) of parking spaces is 2. The rent agreement does not say if stall 8 is single or tandem stall. The rent agreement gives the owner the right to change the parking assignments at any time, which is what I have been requesting for years---and the rent agreement does not authorize a new different agreement for parking nor does the rental agreement authorize any extra fee like \$150 for parking. A different agreement for parking fees and fees are prohibited by the rent agreement. Last, continuing performance and continuing obligations, as in this case, are not subject to res judicata. As long as I live at the subject property, I will continue to address to the owner my need for housing services. My payment of rent constitutes new matters, and if you continue to deny requested housing services, it constitutes new matters.

Sent with HumbleFax.com

Tandem Parking and Working Intercom and Parts Still Not provided. Can Black tenants even request housing services under Mayor Karen Bass?

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org

Cc: councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriguez@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; jeffrey.bull@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com

Date: Monday, January 12, 2026 at 04:37 PM PST

To Mayor Karen Bass and Benjamin Renkainen, Bessa Cerna, Luis Rodriquez, Thomas Khammar, Brent Parsons, Nisi Walton, Cynthia Reynosa and Hi Point 1522 Managers LLC. Entity 202114910023. (Statement of Info past due in 2023).Managed by Hi Point 1522 TJ Entity LLC. Managed by Hi Point 1522 Managers Holdco LLC:

There is no resident manager at this location as required by the rent stabilization ordinance:

(Fax sent by Text and Voicemail)

Hello, today is January 12, 2026, This is the tenant Geary Johnson, 1522 Hi Point Street #9, phone number 323-807-3099. The intercom system in my unit called Artolier, is still not working.The intercom on the front of the building called Akuvox is still not working. The Akuvox needs an interface which is an indoor monitor that the owner would have to install in each unit, so it hasn't been done and I am still requesting it. The tandem parking stall has not been assigned or supplied

Document 19

yet. There is no car in stall #1A, there is no car in stall #4, there is no car in stall 6, there is no car in stall 10, and (as for) tandem parking stalls, there is 13, 14, 15, 16 all vacant, four vacant tandem stalls. So you have the the tandem stalls available, we (unit 9 tenants) are not obligated in any way to pay anything for parking because the rent agreement says that parking is included in the rent so we are not obligated to pay anything whether it is \$50 or \$150, we are not obligated to pay any extra money for tandem parking. So I hope this message reaches you (this is the phone numbers for Power Property Management Inc. for Hi Point 1522 LLC); if not, we will be sending it out by first class mail or by fax. I need to have some response to that issue, the tandem parking and also the repairs and parts to the intercom system. Thanks you very much. Phone 323-807-3099. (attached)

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, January 6, 2026 at 11:06:29 PM PST, G Johnson <tainmount@sbcglobal.net> wrote:

To whom it may concern Mayor and Council:

What is the fee for parking at 1522 Hi Point Street?

As you know, there are 18 units in this building and parking for 28 vehicles. Stalls 1-12 are single stalls and 13-19 are tandem stalls.

The owner claims online ads that each unit comes with parking for one vehicle. And no charge for the parking.

It has never been clear is there a charge for the tandem parking stalls, but one owner did write a few years ago that tandem stalls are an additional \$50.00. So a year or so ago I tried

to get one of those \$50.00 tandem stalls and I was rebuffed.

Today the owner said that the tandem parking stalls are now \$150 per month.

Where is the application form?

It would be mighty white of you if you would find out is the \$150 per month policy posted in writing, and has this been told to all tenants? The owner claims this would be an extra agreement outside of the rent agreement. I think that would be an illegal rent increase. What happens to the parking stall that is already included in the rent?

Please secure for me a copy of the tandem parking application so I can provide a copy to all your constituents.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099



2026-1-12 Fax sent to Power Property.pdf
40.8 kB



2025-12-11 debris 1522 hi point at dumpster 1 of 2.jpg
1.5 MB

TODAY'S NEWS

Tenant Rights | Retaliation | To Tenants and LA Mayor and Council

Questions

The Law

California Civil Code 1940.4. (a) Except as provided in subdivision (c), a landlord shall not prohibit a tenant from posting or displaying political signs relating to any of the following:

- (1) An election or legislative vote, including an election of a candidate to public office.
- (2) The initiative, referendum, or recall process.
- (3) Issues that are before a public commission, public board, or elected local body for a vote.

(b) Political signs may be posted or displayed in the window or on the door of the premises leased by the tenant in a multifamily dwelling, or from the yard, window, door, balcony, or outside wall of the premises leased by a tenant of a single-family dwelling.

[REDACTED]



DO NOT USE YOUR CELL PHONE FOR THE INTERCOM.

For those who live in rent control units, the Costa Hawkins law allows that if a unit is vacated, and owner may raise the rent to any amount. That law, however, does not apply to utilities. Many landlords across the city are illegally charging tenants for utilities, where the previous tenant before them did not pay for utilities. For example, the landlord cannot charge for utilities since the previous tenant did not pay for utilities and such utilities were included in the rent. Similarly an owner must supply an indoor monitor and WiFi to use for an intercom system that is Wi-Fi based.

Do not allow the owner to use your information or your telephone number or your cell phone number for purposes of his intercom system. Trust me, I have evidence that he will use your personal information without your permission and release that information to the public. Insist that the owner provide an indoor monitor for you to use their Wi-Fi based Intercom system. These such property owners act in an illegal manner against the rights of tenants.

Tenant Resources

In order for a tenant to fight a corrupt landlord, they would possibly need to pay a lawyer \$10,000 retainer. Since most tenants cannot afford that, landlords continue to act in corrupt, racist ways.

The city building code makes the multifamily dwelling owner liable to provide indoor monitor for any intercom unit (apartments) on the outside of the building. Building Codes 1968 Circa §50-a Entrances: Doors, Locks and Intercommunication Systems. Building Code 11B-708.4.2 Residential Dwelling Unit Interface Reference Judge Sergio C. Tapia II , Presiding Judge Superior Court, 111 N Hill Street Room 222 Assistant Presiding Judge Ricardo R. Ocampo, Los Angeles. CA. 90035

The win Against the Landlord

"JUDGMENT WAS ENTERED AS STATED BELOW ON (DATE): 02/16/2022

Court orders judgment entered for Plaintiff Geary J. Johnson against Defendant Hi Point Apts LLC., (A Corporation) on the Plaintiff's Claim filed by Geary J. Johnson on 12/03/2021 for the principal amount of \$479.99 and costs of \$90.00 for a total of \$569.99." Court Case Johnson v. Hi Point Apts LLC (re Walter Barratt). Small Claims case 21STSC04574. JOHNSON V HI POINT APTS LLC (Filed Court Docs Say:)

Rent paid approx. \$1500 each month for repairs but repairs to intercom not made. rent paid for parking for two cars but second or tandem stall not received. owner placed value of parking at \$50.00 per month, city placed value at \$200 per month. civil code section 1941.1, cc section 1942.4, cc 1942.4 interference with peaceful enjoyment of the premises. defendant stopped repair personnel from entering the unit. cc section 1942.4(b)(1). the rent agreement is entitlement.

Intercom in unit is not in useful condition, neglect. nuisance, cc section 19422., cc 1942.4(b)(1). cc section 1940.2 entitles me to up to \$2,000 for each violation. intercom purchase about \$25.00. electric cost of having to move car for street sweeping or groceries. parking loss \$50.00 per month. general damages.

Based on Text Messages and Faxes Request for Housing Services

Dear Hi Point 1522 LLC, Power Property Management, Nisi Walton, Benjamin Renkainen, Bessa Cerna, Luis Rodriguez, Thomas Khammar, Brent Parsons, Nisi Walton, Cynthia Reynosa. Liliana Morales, Liliana Morales, Jacqueline Gallardo, Jennifer Cleveland, Renee Henderson, Giovanni Dubon, Kristopher Gordon, Jason Ortegon, ET AL. as agent for Hi Point 1522 LLC; Hi Point 1522 LLC. This is the Black Nigger tenant _____ at 1522 Hi Point St Unit ____ at 90035. The intercom in my unit needs repair today and is not functioning.

https://cityclerk.lacity.org/onlinedocs/2023/23-0652-S11_PC_PM_11-30-2025.pdf.

The Akuvox system on outside of the building is not fully functioning. Please supply me with the INDOOR MONITOR and Wi-Fi today. Please supply me today with the available tandem parking stall as agreed.

TANDEM Stalls 13, 14, 15, 16, 17 are available. You have not given any legitimate reason for the undue delay nor do I agree to any delay. OUR RENT AGREEMENT SAYS the cost of parking is included in the rent.

City clerk documents at https://clkrep.lacity.org/onlinedocs/2023/23-0321-S1_PC_PM_06-24-2023.pdf (Damage costs labor \$42 and postage.) Akuvox invades tenant privacy. See LA City employees declared as "Racists" PC 22-1327 - Wordpress <https://wp.me/P57D2C-1sY>