

FAX

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

TO:

Name: Hi Point 1522 Managers LLC

Fax Number: (310) 661-8195

of Pages: 5

(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: See attachments

Message:

See attachments

MARCH 24, 2026

GEARY J. JOHNSON
1522 HI POINT ST 9
LOS ANGELES. CA. 90035
323-807-3099

HI POINT 1522 LLC
RE 1522 HI POINT STREET 90035
VIA POWER PROPERTY MGMT GROUP

Dear OWNER:

BACKGROUND

A working intercom and unit interface (indoor monitor), handicapped parking stall, and wheelchair accessible unit peephole, are already requirements under the City building accessibility codes, therefore landlords must bear the cost.

I am writing in response to your MARCH 13, 2026 (attached) letter regarding the installation of a wheelchair-accessible peephole at my unit. While I appreciate your acknowledgment of my request, I must respectfully disagree with the assertion that I should bear the cost of this modification.

As per the City of Los Angeles's building accessibility codes, as well as the federal ADA and California's Title 24 regulations, certain accessibility features—including a wheelchair-accessible peephole—are mandatory for all residential units. These regulations specify that landlords are required to provide reasonable accommodations for tenants with disabilities, including the installation of features that allow for equal access and functionality.

Specifically, the request I submitted is a “reasonable accommodation” for a lowered peephole, necessary due to my disability, in accordance with the ADA (2009) and Title 24 (California Building Code), and peephole that allows me to see both ends of the hallway.

RELEVANT CONTEXT

1. Legal Precedent & Code Compliance:

- In 2014, you installed new peepholes for 15 out of the 18 units in this building, including installation of peepholes that allow residents to see both ends of the hallway. This installation was done at no additional cost to the tenants, and there was no assertion that this constituted a "significant repair."
 - As a building receiving federal and state funding and subject to local rent control laws and building codes, all accommodations or modifications to meet accessibility codes are not only required but must be fulfilled by the landlord at their expense.
 - In 2023 you installed a new door entry intercom system, but according to your own management, an interface connection was not made to each unit, as required by the building code accessibility standards.
2. Maintenance Responsibility:
- The installation of a wheelchair-accessible peephole should be treated as a maintenance obligation, as it is already required under both federal, state law, and local law. The costs associated with such modifications should be borne by the landlord, especially since these modifications are not new requests, but repairs or updates to ensure that the unit meets the necessary accessibility standards.
 - There is no provision in the rental agreement requiring me to bear the costs of alterations for accessibility features. Additionally, there is no clause in the rental agreement that requires me to fund or cover the cost of the installation of an accessible peephole.
 - Local rent control laws also do not require me to bear the cost of accessibility requirements.
3. Cost and Practical Considerations:
- As the existing peephole already has an opening in the door, and there is an unused mailbox slot opening, I would assume that this modification would incur minimal costs compared to other door modifications. This further reduces the financial burden on the owner.
 - Expanding the existing peephole to meet ADA accessibility standards involves adding a second, lower peephole or a wide-angle viewer at the required height (42-43 inches), a modification that should not pose undue hardship to the property owner.

4. Lack of Alternative Accommodation:

- The March 13 letter provided by the property owner does not offer an effective alternative accommodation to address my disability-related needs. ADA compliance requires that the tenant be provided with the necessary means of security, such as a handicapped assessable usable peephole. The proposed solution should be an effective and reasonable accommodation, not merely a suggestion of an optional alternative.

Legal Precedents & Case Law:

- According to the Fair Housing Act (FHA) and ADA, it is well-established that if a requested modification is necessary to allow a disabled tenant to enjoy their dwelling fully, the landlord is responsible for the costs associated with such a modification.
- The landlord is also responsible for maintaining accessibility features, such as working intercoms, handicapped parking, and accessible door peepholes. The financial burden of these maintenance obligations cannot be shifted to the tenant.

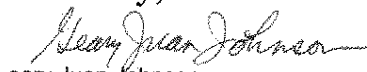
CONCLUSION

Given that the installation of an accessible peephole is not a discretionary request but rather a legal requirement under both ADA and Title 24, and local building codes, I ask that you reconsider the decision to require me to cover the costs of this installation.

I would appreciate it if you could provide a legal justification for why I should bear these costs, particularly in light of the mandatory building code requirements and the lack of any provisions in the rental agreement or RSO LAMC regulations that would require me to do so.

Thank you for your attention to this matter. I look forward to your prompt resolution of this issue in accordance with the law. All rights reserved.

Sincerely,



Geary J. Johnson
tainmount@sbcglobal.net

Reference: Hi Point 1522 Managers LLC



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03/13/2026

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

Dear Geary Johnson,

We have received your request for a wheelchair-accessible peephole for your unit door, along with the supporting medical authorization from Kaiser Permanente.

We approve the installation of this device under the following conditions:

1. **Code Compliance:** The peephole must be installed at a height of no more than **43 inches** from the floor to ensure it meets **ADA and California Building Code (Title 24)** standards for wheelchair accessibility.
2. **Vendor:** You are authorized to use our approved vendor(s) to perform the installation to ensure the structural integrity of the door is maintained.
3. **Cost:** Please be advised that the installation and the cost of the device are **at your own expense**. You will be responsible for direct payment to the vendor for all associated costs.

Please contact Thomas via email at thomas@powerpropertygrp.com if you would like the contact information for our approved vendor to schedule the work.

Sincerely,

Thomas Khammar, Manager

Hi Point 1522 LLC c/o Power Property Management

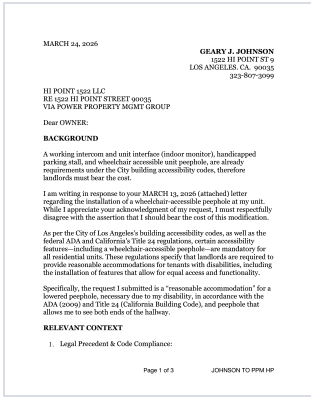
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Fax To Hi Point 1522 Llc

Mar 24th, 2026 11:06pm PST



To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	See attachments
Pages Sent	5 / 5
Transmission Time	2 mins, 44 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
2026-3-24 Letter Fax Email reply to owner.pdf	92.77 kb	3
2026-3-13 Letter from Khammar OCR.pdf	544.35 kb	1