

TODAY'S NEWS

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

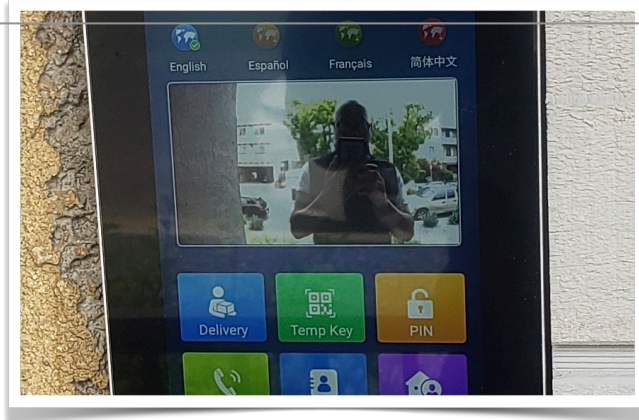
Questions

The Law

RAC 410.04

Housing Services Defined

“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 telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services).”



Hate crimes at 1522 Hi Point Street 90035

<https://lahousingpermitsandrentadjustmentcommission.com/racism-violence-and-parking-at-1522-hi-point-st-apts-los-angeles-90035/>

**Is maintenance a housing service? Yes.
Does maintenance come out of your rent money? Yes.**

Maintenance or repairs usually include the key to the front door, the key to your apartment, the sink garbage disposal, the key to the mailbox, the clicker to the parking gate. These are all usually included in your rent payment. What is the meaning of rent agreement? Rent agreement means that the landlord and yourself have come to an agreement as to what the landlord will provide usually the services and what you will provide, which is the rent payment. Other than things like utilities, the rent agreement will include everything. (Continued see Page 3)

Tenant Resources

The Unruh Civil Rights Act, California Civil Code sections 51 through 52, provides protection from discrimination by all business establishments in California including housing and public accommodations. California Civil Code section 51(b) describes the protections found under the Unruh Civil Rights Act: All persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever. Civil Code section 51(b). To prove a violation under this act, you do not have to show disparate treatment or disparate impact.

THE INTERCOM LAW

See building code 11A and 11B-708-4 indoor interface required for two way communication devices. It applies to communications systems connecting a residential dwelling unit to a site, building, or floor entrance. Do you have an interface (monitor) in your unit?

For more information contact Council District 10 at 213-473-7010 or the LA Tenants Union.

Thomas Khammar sued a tenant for \$10,000 after the tenant complained of racism, denial of housing services parking and intercom. Power Property employees asks for damages for retaliation, harassment, frivolous lawsuit, vexatious litigant. The court denied Khammar damages against the BlackMan. 19STSC14394. In court case SMALL CLAIMS CASE NO: 21STSC04574, the Court ruled in favor of BlackMan against Power Property.

What Manager Brian Vasquez said

Vasquez was asked why there is no connection in each tenants unit of monitor to access the intercom. I asked Mr. Vasquez if Mr. Vasquez was familiar with the intercom system that is presently installed at the building where you are residing. I asked Mr. Vasquez to explain the features of the intercom system and if there was a video/audio component to the system that was not properly functioning at this time. This is what was explained to me, the intercom is not set up for any kind of video/audio component for the tenants use in identifying who is currently at the entry doors. I then clarified with Mr. Vasquez that the current intercom system is basically a system that negates the need for a key to unlock the location door so that entry may be made inside the building, and that there is no ability of the system to present live video or photographs of subjects at the door to any of the tenants.

(Continued from Page 1)

Do you have to pay for utilities if there is no separate meters? It usually depends first on the rent agreement. A tenant should also look at the Costa Hawkins law. That law de controls the rent control unit when a tenant moves out. That law allows the landlord to go up as much as they want on the rent. The distinction here is that law does not allow the landlord to go up on the utilities or charge for utilities that were previously included in the rent. This is not intended as legal advice, but you have to do your research to understand how it works and the landlord has done their research and they know how to lie, cheat, and steal. The City usually keeps RECORDS as to was the previous tenant paying for utilities or not. In many cases, the previous tenant was paying for utilities thru the rent and there was no separate charges outside of the rent payment.

Am I entitled to a rent reduction? Yes, if you have experienced a reduction in any of the listed housing services and the definition of housing service services by the city LA municipal code (See Page One. RAC 410.04 or City "housing services defined." **NO RESIDENT MANAGER.** For some of you here, there was no Manager for about six months or more. A tenant is entitled to apply to the housing department for a rent reduction. If the owner does not give one voluntarily at this location 1522 Hi Point St. There was no resident manager for at least six months or more so far the owner has not supplied the required rent reduction to applicable tenant. **REDUCTION OF THE 2%.** In some cases, the landlord was paying for the utilities out of the rent payment. In other words, no separate charge for utilities outside of the rent agreement so no charge for electric gas, sewer, garbage, etc. The RSO department previously allowed the landlords, a 1% increase for each utility that was included in the rent, so that tenant would pay an additional 1% for gas and 1% for electric. Recently the city of Los Angeles eliminated that 2%. So if you live in a building like 1522 Hi Point and you were charged that 2% on top of your rent payment, then you are entitled to a rent reduction. So far the housing department has not granted those rent reductions because the housing department is notoriously biased against tenants, particularly those tenants who are Black, Hispanic, or disabled. The owner of this address is Hi Point 1522 LLC and the management company is Power Property management Inc. These two companies have been shown to have lied, cheated and stolen tenants money repeatedly. **CAN THE LANDLORD REQUIRE ME TO USE MY OWN PERSONAL PROPERTY AS A HOUSING SERVICE?** No. There are mandatory things and there are optional things and you are of course free at any time to do something that is optional. But the landlord is not free to do optional things because due to the rent agreement, the landlord has to do certain things that are mandatory. For example, there are numerous laws or code requirements that the landlord has to provide a working Intercom system that has to have a connection to each unit in the building. But the landlord has sought to get around this by not providing the connection to the unit and also telling tenants they have to use their own private cell phone. NO. If the owner tells you you have to use your own private cell phone, in lieu of him providing the indoor interface, monitor or connection, then that is just another example of the landlord, lying, cheating, and stealing. The Los Angeles Police Department has advised against using your private cell phone and Wi-Fi for purposes of door entry and Intercom system. If the landlord is requesting that you use your private cell phone, he is acting against the safety requirements set down by the Los Angeles Police Department. And of course, this landlord does not care about your health and safety. If the landlord accepts your rent money, then any services for your use inside or as part of the common area, are owner responsibility and so it's owner responsibility to provide the connection in order for you to use the Intercom inside your unit. (Continued Page 4).

The Court is Told About 1522 Hi Point Street

This is redacted from a lawsuit against the prior owner of the property, but the owner at that time included the contract with Power Property Management Inc. and included similar facts to this address location, as this address was named in that lawsuit. Los Angeles small claims case 21STSC04574 against Hi Point Apts LLC.

1. The defendant denied me full and equal housing services.
2. Everything in the unit must be in useful condition
3. The defendant has damaged me and denied me entitled maintenance to the Intercom
4. The defendant is able to deny housing services because they have government help
5. The owner said around May 14, 2021, that I am titled entitled to parking for two cars if I pay an additional \$50 per month of rent, but my rent agreement says parking is included in the rent
6. No other tenant in the building pays on an additional \$50 for parking. I feel the \$50 is racist and retaliatory and singles me out for unfair treatment and legal illegal rent increase
7. The owner of the property is a racist
8. The actions of defendants are oppressive, fraudulently, and malicious, and tightly me to damages of up to \$4000 per act
9. They defendants have violated civil code section 1940.2 and interfere with my quiet enjoyment of the premises.
10. They defendant has violated the corporate oath that all its activities will be lawful.

JUDGMENT WAS ENTERED AS STATED BELOW ON (DATE): 02/16/2022 in favor of Tenant. Court orders judgment entered for Plaintiff against Defendant Hi Point Apts LLC., (A Corporation) on the Plaintiff's Claim filed by Plaintiff on 12/03/2021 for the principal amount of \$479.99 and costs of \$90.00 for a total of \$569.99.

Do you have free Wifi at 1522? Here is the addresses. Sorry no password.

Hi-Point-General

Hi-Point-Guest

Hi-Point-Residents

Have you been denied free WiFi at this address?

Thomas Khammar says parking here is \$150 a month. Are you paying \$150?