

Communication from Public

Name: Geary Juan Johnson
Date Submitted: 05/17/2026 12:49 AM
Council File No: 26-0511

Comments for Public Posting: HEARING COMMENTS relative to an Application for Determination of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption at Whole Foods Market, located at 3443 South Sepulveda Boulevard. THIS MATTER IS OPPOSED. In 2021, agent Thomas Khammar, under oath, never mentioned that there was an application or \$150.00 fee for parking at this subject address. And when I say the parking is included in the rent or I say the parking is \$50 for the tandem only, he never denies this. The man is a big liar. The state government needs to revoke his real estate license. License number CA DRE 01866167. White tenants at risk at 1522 Hi Point St. Does anyone give a damn? Due to my complaint, the owner has refused to provide the application for the available tandem parking, which is racial discrimination, retaliation, and a refusal to rent. The government provides funding for this structure. https://cityclerk.lacity.org/onlinedocs/2013/13-0160-S216_PC_AM_02-22-2026.pdf. The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. See their Yelp Page at <https://www.yelp.com/biz/power-property-management-los-angeles> An intercom visual signal allows occupants to see and identify visitors through video, images, or indicator lights, contrasting with traditional audio-only systems. A video intercom includes a camera, speaker, and microphone for dual communication. New multi-family dwellings have specific accessibility requirements for intercom systems, including visual and auditory alerts. A trigger renovation may be applicable. Clear signage notifying individuals of recording is recommended to prevent legal issues with audio recording in California. Los Angeles Building Code Section 11B-708 governs two-way communication systems for residential dwelling units. Specifically, Section 11B-708.4 mandates that communication systems must facilitate interactions between residential units and building entrances. Section 11B-708.4.1 details that public use interfaces must support voice and TTY communication, while Section 11B-708.4.2 requires residential interfaces to include a telephone jack that allows for similar communication. Current conditions indicate the absence of a functioning unit interface in 18 unit apartments, like my unit. I don't see any law in Los Angeles that says tenants have to supply their own housing services parts. Maybe it is a Ku Klux Klan law. Or maybe this comes from city employee Steven Harrison's opinion. A history of Los Angeles government. Governor and Mayor Candidates 2026 Told of Abuse of Federal Funds in Los Angeles Agenda Public Comment 26-0540 - (May 4) <https://lahousingpermitsandrentadjustmentcommission.com/governor-and-mayor-candidates-2026-told-of-abuse-of-federal-funds-in-los-angeles-agenda-public-comment-26-0540/> . Table of Contents PC City Agenda Los Angeles - May 19-20 BY GEARY JUAN JOHNSON. A citizen of the United States of America. Request 26-8297 - NextRequest - Modern FOIA & Public Records Request Software.pdf Re- May 16, 2026. Abuse of federal funds. ADA/FHA violations not cited or corre.pdf Fair Housing Explained 206 area code.pdf 2026-5-16 Fax ppm on methane table.pdf 2026-5-15 pdf Final Corrected Tenant News. 2026-5-11 PC Submitted 1466. 2026-5-11 PC Submitted 1174. 2026-5-11 PC Submitted 1100. 2026-5-11 Email services requested. 2026-5-8 Email Request re REAP. 2026-4-27 Attach to Code Violation Complaint 987103. 2026-4-15 Email Owner and City.pdf. 2026-3-19 Email from Scott Civil Rights.pdf. 2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf. 2026-1-12 Email city and owner with Fax.pdf. 2026-1-6 Trans For Public SC 3297 with No Commentary. 2026-1-1 Khammar Newsletter PPM_compressed_compressed.pdf. 2025-12-16 Letter from Steven Harrison City_compressed.pdf. 2025-6-29 Email re 1522 What Khammar said_compressed.pdf. 2024-6-25 HG transcript for PC Comments case 00644. 2022-5-15 Revised Email on SC Hearing.pdf. 2018-2-1 PDF Racism Sign at HCIDLA RSD.pdf.

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BY GEARY JUAN JOHNSON

A citizen of the United States of America

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Re- May 11, 2026. Abuse of federal funds. ADA/FHA violations not cited or correc.pdf

Fair Housing Explained 206 area code.pdf

2026-5-16 Fax ppm on methane table.pdf

2026-5-15 pdf Final Corrected Tenant News

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2026-5-8 Email Request re REAP

2026-4-27 Attach to Code Violation Complaint 987103

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2026-1-6 Trans For Public SC 3297 with No Commentary

2026-1-1 Khammar Newsletter PPM_compressed_compressed.pdf

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2018-2-1 PDF Racism Sign at HCIDLA RSD.pdf

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City of Los Angeles

 NextRequest

Request Visibility:  Embargoed -- Will be auto-published 0 hours after closure

Request 26-8297  Open




Dates


Received


May 09, 2026 via web

Requester

 Geary Juan Johnson

 tainmount@sbcglobal.net

 1522 Hi Point St 9, Los Angeles, CA, 90035

 [323-319-4280](tel:323-319-4280)

 Self

Staff assigned

Departments

City Clerk

Point of contact

Clerk CPRA Coordinator

Request

Can you verify is Thomas Scott a city employee? I have emails from him but there is no city signature on the emails. Mr. Scott has made reference to an intercom two way system at this address that does not comply with the city building code accessibility requirements. This system is supposed to have an interface or indoor monitor in each of 18 units, and the city has not cited the owner for not having the audio and visual connection to each unit. White tenants are deprived of housing rights. At 1522 Hi Point Street. 90035. **How Hi Point 1522 LLC, Power Property Management Inc and Mayor Karen Bass Try to Kill Black Tenants Who Complain**

<https://lahousingpermitsandrentadjustmentcommission.com/how-hi-point-1522-llc-power-property-management-inc-and-mayor-karen-bass-try-to-kill-black-tenants-who-complain/>.

Governor and Mayor Candidates 2026 Told of Abuse of Federal Funds in Los Angeles Agenda Public Comment 26-0540 - (May 4)

<https://lahousingpermitsandrentadjustmentcommission.com/governor-and-mayor-candidates-2026-told-of-abuse-of-federal-funds-in-los-angeles-agenda-public-comment-26-0540/>

Show less

Timeline

Documents



Department assignment

Anyone with access to this request

City Clerk

May 9, 2026, 9:12pm by the requester



Request opened

Anyone with access to this request

Request received via web

May 9, 2026, 9:12pm by the requester

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 **CIVICPLUS**
NextRequest



Davey GJuanvaldez <hairylegs27@gmail.com>

Re: May 16, 2026. Abuse of federal funds. ADA/FHA violations not cited or corrected. Housing services and requested reasonable accommodations still not supplied. Disability proof attached.

G Johnson <tainmount@sbcglobal.net>

Sat, May 16 at 6:01 PM

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

To: alan.christensen@lacity.org <alan.christensen@lacity.org>, vasquezbrian79@gmail.com <vasquezbrian79@gmail.com>, marke.bridge@lacity.org <marke.bridge@lacity.org>, vatche.kasumyan@lacity.org <vatche.kasumyan@lacity.org>, germain.mendoza@lacity.org <germain.mendoza@lacity.org>, oigcompl@lapd.online <oigcompl@lapd.online>, steven.harrison@lacity.org <steven.harrison@lacity.org>, councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>, councilmember.nazarian@lacity.org <councilmember.nazarian@lacity.org>, bob.blumenfield@lacity.org <bob.blumenfield@lacity.org>, contactcd4@lacity.org <contactcd4@lacity.org>, councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>, councilmember.rodriquez@lacity.org <councilmember.rodriquez@lacity.org>, councilmember.price@lacity.org <councilmember.price@lacity.org>, cd10@lacity.org <cd10@lacity.org>, councilmember.park@lacity.org <councilmember.park@lacity.org>, councilmember.lee@lacity.org <councilmember.lee@lacity.org>, councilmember.jurado@lacity.org <councilmember.jurado@lacity.org>, councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, lahd.reap@lacity.org <lahd.reap@lacity.org>, controller.mejia@lacity.org <controller.mejia@lacity.org>, dod.contact@lacity.org <dod.contact@lacity.org>, aoa.crsa@aoausa.com <aoa.crsa@aoausa.com>, aram.avedisian@lacity.org <aram.avedisian@lacity.org>, ERIC.BANE@LACITY.ORG <eric.bane@lacity.org>, doran.bobadilla@lacity.org <doran.bobadilla@lacity.org>, laura.zimmerman@lacity.org <laura.zimmerman@lacity.org>, grant.woods@lacity.org <grant.woods@lacity.org>, sewada.zadoorian@lacity.org <sewada.zadoorian@lacity.org>, jason.wilson@lacity.org <jason.wilson@lacity.org>, kelly.warner@lacity.org <kelly.warner@lacity.org>, mark.wang@lacity.org <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, fabian.gonzalez@lacity.org <fabian.gonzalez@lacity.org>, ramazanali.almasi@lacity.org <ramazanali.almasi@lacity.org>, kevin.brown@lacity.org <kevin.brown@lacity.org>, councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, councilmember.martinez@lacity.org <councilmember.martinez@lacity.org>, rene.flores@lacity.org <rene.flores@lacity.org>,

Power Property Management Inc.

<09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar
<thomas@powerpropertygrp.com>, brent@powerpropertygrp.com
<brent@powerpropertygrp.com>, cynthia@powerpropertygrp.com
<cynthia@powerpropertygrp.com>, phillip.munguia@lacity.org <phillip.munguia@lacity.org>
Cc: lamayornews@lacity.org <lamayornews@lacity.org>

POSSIBLE METHANE GAS LEAK

As faxed to property owner:

Message: This is the second time I have reported that there is a bad odor coming from the bathroom sink area tubing. I don't think it is a gas smell. It may be a sewer smell. I suspect it should be investigated as a methane smell since the property next door less than 200 feet away underwent methane related repairs. I feel if this is a methane problem, this property 1522 may need to be demolished. I am forwarding this to code enforcement.

Housing Services requested still not provided.

All rights reserved. I am a disabled senior citizen.

Geary Juan Johnson

Phone 323-807-3099

On Friday, May 15, 2026 at 12:37:04 AM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

To whom it may concern and Mayor Karen Bass:

DEPUTY CHIEFS OF STAFF (Mayor)

Jenny Delwood, Deputy Chief of Staff of Strategy and Operations 213 978-0600

Therese Biederman, Executive Assistant 213 978-0600

Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative) 213 978-0600

Jennifer Houser, Executive Assistant 213 978-0600

Rachel Brashier, Deputy Chief of Staff of City Services

Michelle Tiliano, Executive Support Specialist

How many days since original housing services complaints: 4032

A history of Los Angeles government.

A new code violation complaint will be filed momentarily.

I still have not been provided accessible parking stall, accessible unit door wheelchair height peephole, and accessible indoor interface monitor intercom audio and visual in my unit, per applicable and housing and city building codes, and state health and safety code section requirements.

ADA violations at this property have not been cited or corrected. [1522 Hi Point Street 90035](#) aka Hi Point Apartments. This is an abuse of federal tax dollars by city employees. This property owner receives government assistance and section 8 funding. This is an abuse of federal funding.

There is continued available vacant parking at tandem stalls 13 and 14.

As seen PC agenda item 2026/26-0512 at 4/28/2026 and code violation complaint 987103.

Public Comment Submission Validation - Council File No.: 14-1174-S97

May 11, 2026

From G. Juan Johnson

MOTION (RODRIGUEZ - BLUMENFIELD) relative to amending the prior Council action of April 21, 2026, relative to reprogramming funds to the Van Nuys Boulevard Corridor JEDI Zone Facade Improvement Program (Council file No. 14-

1174-S97). THIS MATTER IS OPPOSED BECAUSE I am a United States Citizen. How landlords fight against providing housing services with the help of Mayor Karen Bass' City Housing department (pages 1-8) . I am a tenant who is Ham-Jew-DNA-Kushite/Black male American. I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52, who is obstructed from getting an accessible handicapped parking stall, accessible wheelchair height unit door peephole, and accessible intercom two way communication indoor unit monitor interface that has audio and visual capabilities, per applicable local building codes and ADA/FHA compliance. "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."

https://cityclerk.lacity.org/onlinedocs/2025/25-0160-S145_PC_PM_04-20-2026.pdf . TOC. Page 1 for PC add for May 13. 2026-5-11 Attach Council Review Khammar and Ben Inside Los Angeles Housing Services copy. 2026-3-17 Email Reply to Scott DIS. 2026-3-9 Response to Khammar March 9 letter. 2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf. 2026-1-6 Trans SC 3297 with Commentary Text. 2025-12-18 Declare PPM Ben re 3297.pdf. 2022-2-16 Notice case 4574 of Entry of Judgment Walter.pdf. 2021-12-03 Filed SC 4574 re Hi Point Apts LLC.pdf. Hi Point 1522 LLC, the owner, claims to have submitted a different tandem parking application. The application is where? Due to my complaint, the owner has refused to provide the application for the available tandem parking, which is racial discrimination, retaliation, and a refusal to rent. The government provides funding for this structure. https://cityclerk.lacity.org/onlinedocs/2013/13-0160-S216_PC_AM_02-22-2026.pdf . The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. 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. See their Yelp Page at <https://www.yelp.com/biz/power-property-management-los-angeles> . Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both audible and visual signals and, in the case of residential dwelling units, be capable of supporting voice and TTY communication with a central or public use interface. An intercom visual signal allows occupants to see and identify visitors through video, images,

or indicator lights, contrasting with traditional audio-only systems. A video intercom includes a camera, speaker, and microphone for dual communication. New multi-family dwellings have specific accessibility requirements for intercom systems, including visual and auditory alerts. A trigger renovation may be applicable. Clear signage notifying individuals of recording is recommended to prevent legal issues with audio recording in California. Los Angeles Building Code Section 11B-708 governs two-way communication systems for residential dwelling units. Specifically, Section 11B-708.4 mandates that communication systems must facilitate interactions between residential units and building entrances. Section 11B-708.4.1 details that public use interfaces must support voice and TTY communication, while Section 11B-708.4.2 requires residential interfaces to include a telephone jack that allows for similar communication. Current conditions indicate the absence of a functioning unit interface in certain apartments, like my unit. I don't see any law in Los Angeles that says tenants have to supply their own housing services parts. Maybe it is a Ku Klux Klan law. Or maybe this comes from city employee Steven Harrison's opinion.

This is being forwarded to numerous city Los Angeles employee emails as well as emails for code violation or building code inspectors LADBS.

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

Attached Council File No.: 14-1174-S97 submission without attachments May 11, 2026.

2026-5-16 Fax ppm on methane table.pdf



Davey GJuanvaldez <hairylegs27@gmail.com>

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Power Property Management Inc.

<09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar
<thomas@powerpropertygrp.com>, brent@powerpropertygrp.com
<brent@powerpropertygrp.com>, cynthia@powerpropertygrp.com
<cynthia@powerpropertygrp.com>, phillip.munguia@lacity.org <phillip.munguia@lacity.org>
Cc: lamayornews@lacity.org <lamayornews@lacity.org>

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Mon, May 11 at 11:55 AM

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

To: alan.christensen@lacity.org <alan.christensen@lacity.org>, vasquezbrian79@gmail.com <vasquezbrian79@gmail.com>, marke.bridge@lacity.org <marke.bridge@lacity.org>, vatche.kasumyan@lacity.org <vatche.kasumyan@lacity.org>, germain.mendoza@lacity.org <germain.mendoza@lacity.org>, oigcompl@lapd.online <oigcompl@lapd.online>, steven.harrison@lacity.org <steven.harrison@lacity.org>, councilmember.hernandez@lacity.org <councilmember.hernandez@lacity.org>, councilmember.nazarian@lacity.org <councilmember.nazarian@lacity.org>, bob.blumenfield@lacity.org <bob.blumenfield@lacity.org>, contactcd4@lacity.org <contactcd4@lacity.org>, councilmember.yaroslavsky@lacity.org <councilmember.yaroslavsky@lacity.org>, councilmember.rodriquez@lacity.org <councilmember.rodriquez@lacity.org>, councilmember.price@lacity.org <councilmember.price@lacity.org>, cd10@lacity.org <cd10@lacity.org>, councilmember.park@lacity.org <councilmember.park@lacity.org>, councilmember.lee@lacity.org <councilmember.lee@lacity.org>, councilmember.jurado@lacity.org <councilmember.jurado@lacity.org>, councilmember.mcosker@lacity.org <councilmember.mcosker@lacity.org>, LAHD new <lahd.rso.central@lacity.org>, lahd.reap@lacity.org <lahd.reap@lacity.org>, controller.mejia@lacity.org <controller.mejia@lacity.org>, dod.contact@lacity.org <dod.contact@lacity.org>, aoa.crsa@aoausa.com <aoa.crsa@aoausa.com>, aram.avedisian@lacity.org <aram.avedisian@lacity.org>, ERIC.BANE@LACITY.ORG <eric.bane@lacity.org>, doran.bobadilla@lacity.org <doran.bobadilla@lacity.org>, laura.zimmerman@lacity.org <laura.zimmerman@lacity.org>, grant.woods@lacity.org <grant.woods@lacity.org>, sewada.zadoorian@lacity.org <sewada.zadoorian@lacity.org>, jason.wilson@lacity.org <jason.wilson@lacity.org>, kelly.warner@lacity.org <kelly.warner@lacity.org>, mark.wang@lacity.org <mark.wang@lacity.org>, Gavin Newsom <gavin@gavinnewsom.com>, fabian.gonzalez@lacity.org <fabian.gonzalez@lacity.org>, ramazanali.almasi@lacity.org <ramazanali.almasi@lacity.org>, kevin.brown@lacity.org <kevin.brown@lacity.org>, councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>, councilmember.martinez@lacity.org <councilmember.martinez@lacity.org>, rene.flores@lacity.org <rene.flores@lacity.org>,

Power Property Management Inc.

<09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, Thomas Khammar <thomas@powerpropertygrp.com>, brent@powerpropertygrp.com <brent@powerpropertygrp.com>, cynthia@powerpropertygrp.com <cynthia@powerpropertygrp.com>, phillip.munguia@lacity.org <phillip.munguia@lacity.org>
Cc: lamayornews@lacity.org <lamayornews@lacity.org>

To whom it may concern and Mayor Karen Bass:

DEPUTY CHIEFS OF STAFF (Mayor)

Jenny Delwood, Deputy Chief of Staff of Strategy and Operations 213 978-0600

Therese Biederman, Executive Assistant 213 978-0600

Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative) 213 978-0600

Jennifer Houser, Executive Assistant 213 978-0600

Rachel Brashier, Deputy Chief of Staff of City Services

Michelle Tiliano, Executive Support Specialist

How many days since original housing services complaints: 4027.

A history of Los Angeles government.

A new code violation complaint will be filed momentarily.

I still have not been provided accessible parking stall, accessible unit door wheelchair height peephole, and accessible indoor interface monitor intercom audio and visual in my unit, per applicable and housing and city building codes, and state health and safety code section requirements.

ADA violations at this property have not been cited or corrected. [1522 Hi Point Street 90035](#) aka Hi Point Apartments. This is an abuse of federal tax dollars by city employees. This property owner receives government assistance and section 8 funding. This is an abuse of federal funding.

There also appears to be illegal parking at parking stalls 15 and 16. There is continued available vacant parking at tandem stalls 13 and 14.

As seen PC agenda item 2026/26-0512 at 4/28/2026 and code violation

complaint 987103.

Commentary on the pictures. Thomas Khammar, Brian Vasquez, Ben Renkainen have previously said there are no available parking stalls. This is disputed by the photos— the picture showing stalls five through eight indicate that there's a car parked in stall 6 to 7. Being that that car is parked in two stalls, it clearly means that stall number six is available. It has been like that for weeks so Thomas Khammar is a liar on that issue and he has made a false statement for purposes of denying me as a Black person with the disability, a tandem and accessible parking stall and also in retaliation because I complained. Second, there's a picture of stalls 13 to 16 ; prior to this picture being taken, Khammar said that there were no stalls available on the property. Weeks ago stalls 13 and 14 have been vacant. 15 was also vacant for weeks before this picture was taken. Since Khammar already said that there were not any available parking stalls, tandem included, then how did a car end up in stall number 15? Again, Khammar is not telling the truth on this issue and his company does so for purposes of retaliation because I complained. The car sitting in stall number 15 was not there at the time that Khammar said there was no available stalls but at the same time Thomas Khammar indicated that I would be first come first serve and then I would have to file an application so apparently whoever is in stall 15 never filled out an application because that application also was not given to me and yet without an application that car in stall number 15 is allowed to park there. Such discrimination as being allowed under the jurisdiction of the ADA, under the jurisdiction of HUD and under the jurisdiction of the city government of Los Angeles because these parking stalls need to have the numbers painted that is an ADA jurisdiction of which the city government code enforcement is supposed to enforce, but due to purposes of racism and retaliation against me they are not doing so. I have other pictures to show that stalls number 13 and 14 have been vacant for a long time and of course Thomas, and Ben and Brian have been lying for a long time. Power Property Management Inc. is licensed by the city of Los Angeles. Third, the picture of the front of the building shows that there is no signage to explain how to use the AKUVOX door entry Intercom system, an accessibility requirement. The owner of the property as well as the city code enforcement department refuse to make the building handicap accessible.

Blacks should be afraid in that building due to auto vandalism by white plantation owner Hi Point 1522 LLC.

The civil code section 1954 notice is being used for the purpose of harassment. I ask that the city housing department rule against the landlord and charge them \$5000 for the harassment that is occurring and I also ask that the city of Los Angeles, penalize the owner to the tune of \$1 million (one million) dollars as the owner acts in concert with Mayor Karen Bass, and the city Council. The city government continually acts in favor of the million dollar landlords to the detriment of the tenants.

<https://lahousingpermitsandrentadjustmentcommission.com/governor-and-mayor-candidates-2026-told-of-abuse-of-federal-funds-in-los-angeles-agenda-public-comment-26-0540/>

How the Los Angeles city government treats the disabled Black

Mayor Karen Bass supports the modern day lynching of tenants by the corporate landlords. Tenants have no rights under Mayor Karen Bass.

https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf

“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.” As seen in city Los Angeles documents.

Racism Violence and Parking at 1522 Hi Point St Apts Los Angeles 90035

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

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099

Note: Brian Vasquez is the resident manager at this location. Thomas Khammar, Brent Parsons, Ben Renkainen, and Brian Vasquez are employees of Power Property Management Inc. and agents for owner Hi Point 1522 LLC.

Reference:

DEPUTY CHIEFS OF STAFF (Mayor)

Jenny Delwood, Deputy Chief of Staff of Strategy and Operations 213 978-0600

Therese Biederman, Executive Assistant 213 978-0600

Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative) 213 978-0600

Jennifer Houser, Executive Assistant 213 978-0600

Rachel Brashier, Deputy Chief of Staff of City Services

Michelle Tiliano, Executive Support Specialist

Reference:

Email for Power Property Management Inc. is (Thomas Khammar and Brent Parsons)

09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us

Stalls 13-16 at 1522.jpg, Stalls 6-8 at 1522.jpg, 2026-6-8 Front 1522 no signage 2.jpg, 2026-5-8 stalls 13-26 at 1522 Hi Point.jpg

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>.



FAX

Geary J. Johnson
Tenant 9
1522 Hi Point Street
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: Odor maybe methane

Message:

This is the second time I have reported that there is a bad odor coming from the bathroom sink area tubing. I don't think it is a gas smell. It may be a sewer smell. I suspect it should be investigated as a methane smell since the property next door less than 200 feet away underwent methane related repairs. I feel if this is a methane problem, this property 1522 may need to be demolished. I am forwarding this to code enforcement.

TODAY'S NEWS

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

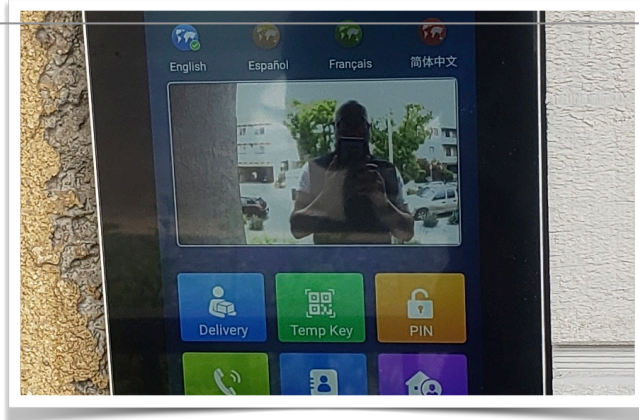
Questions

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. (As told to the city civil rights department employee Thomas Scott)

(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 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 rent controlled 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 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 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 entitle 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?

From Akuvox website

The Akuvox E16 is a feature-packed video door phone with facial recognition, access control, temperature, mask detection and more

This 5 inch facial recognition door phone designed for commercial and residential applications. Featuring touchless building access, wireless communication, 1 output relay, Wiegand, RS485, TF card slot, a camera, built-in reader, and a 20,000 face and card capacity on its 7-inch touch screen display, it ensures excellent intercom communication and versatile access control.

Specifications
5" Touch Screen
Dual Cameras
Facial Recognition
NFC

RFID
Bluetooth
Expandable for Temperature Detection

Why would the owner of the property lie and say there are no cameras connected to the intercom?

Public Comment Submission Validation - Council File No.: 25-1466

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

To: tainmount@sbcglobal.net

Date: Monday, May 11, 2026 at 11:38 PM PDT

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: 25-1466

Comments for Public Posting:

CONSIDERATION OF MOTION (HARRIS-DAWSON – LEE) relative to amending the Los Angeles Administrative Code and Los Angeles Municipal Code to revise wage, health benefit, and waiver provisions for airport employees and hotel workers. THIS MATTER IS SUPPORTED WITH CAUSE. How landlords fight against providing housing services with the help of Mayor Karen Bass’ City Housing department (pages 1-8) . I am a tenant who is Ham-Jew-DNA-Kushite/Black male American. I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52, who is obstructed from getting an accessible handicapped parking stall, accessible wheelchair height unit door peephole, and accessible intercom two way communication indoor unit monitor interface that has audio and visual capabilities, per applicable local building codes and ADA/FHA compliance. “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.”

https://cityclerk.lacity.org/onlinedocs/2025/25-0160-S145_PC_PM_04-20-2026.pdf
. TOC. Page 1 for PC add for May 13. 2026-5-11 Attach Council Review Khammar

and Ben Inside Los Angeles Housing Services copy. 2026-3-17 Email Reply to Scott DIS. 2026-3-9 Response to Khammar March 9 letter. 2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf. 2026-1-6 Trans SC 3297 with Commentary Text. 2025-12-18 Declare PPM Ben re 3297.pdf. 2022-2-16 Notice case 4574 of Entry of Judgment Walter.pdf. 2021-12-03 Filed SC 4574 re Hi Point Apts LLC.pdf. Hi Point 1522 LLC, the owner, claims to have submitted a different tandem parking application. The application is where? Due to my complaint, the owner has refused to provide the application for the available tandem parking, which is racial discrimination, retaliation, and a refusal to rent. The government provides funding for this structure. https://cityclerk.lacity.org/onlinedocs/2013/13-0160-S216_PC_AM_02-22-2026.pdf . The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. 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. See their Yelp Page at <https://www.yelp.com/biz/power-property-management-los-angeles> Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both audible and visual signals and, in the case of residential dwelling units, be capable of supporting voice and TTY communication with a central or public use interface. An intercom visual signal allows occupants to see and identify visitors through video, images, or indicator lights, contrasting with traditional audio-only systems. A video intercom includes a camera, speaker, and microphone for dual communication. New multi-family dwellings have specific accessibility requirements for intercom systems, including visual and auditory alerts. A trigger renovation may be applicable. Clear signage notifying individuals of recording is recommended to prevent legal issues with audio recording in California. Los Angeles Building Code Section 11B-708 governs two-way communication systems for residential dwelling units. Specifically, Section 11B-708.4 mandates that communication systems must facilitate interactions between residential units and building entrances. Section 11B-708.4.1 details that public use interfaces must support voice and TTY communication, while Section 11B-708.4.2 requires residential interfaces to include a telephone jack that allows for similar communication. Current conditions indicate the absence of a functioning unit interface in certain apartments, like my unit. I don't see any law in Los Angeles that says tenants have to supply their own housing services parts. Maybe it is a Ku Klux Klan law. Or maybe this comes from city employee Steven Harrison's opinion.

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=CF925704-26C8-4C05-8AE2-FBDDA3E535C7&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>

Public Comment Submission Validation - Council File No.: 14-1174-S97

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

To: tainmount@sbcglobal.net

Date: Monday, May 11, 2026 at 11:44 PM PDT

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: 14-1174-S97

Comments for Public Posting:

MOTION (RODRIGUEZ - BLUMENFIELD) relative to amending the prior Council action of April 21, 2026, relative to reprogramming funds to the Van Nuys Boulevard Corridor JEDI Zone Facade Improvement Program (Council file No. 14-1174-S97). THIS MATTER IS OPPOSED BECAUSE I am a United States Citizen. How landlords fight against providing housing services with the help of Mayor Karen Bass' City Housing department (pages 1-8) . I am a tenant who is Ham-Jew-DNA-Kushite/Black male American. I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52, who is obstructed from getting an accessible handicapped parking stall, accessible wheelchair height unit door peephole, and accessible intercom two way communication indoor unit monitor interface that has audio and visual capabilities, per applicable local building codes and ADA/FHA compliance. "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."

https://cityclerk.lacity.org/onlinedocs/2025/25-0160-S145_PC_PM_04-20-2026.pdf
. TOC. Page 1 for PC add for May 13. 2026-5-11 Attach Council Review Khammar

and Ben Inside Los Angeles Housing Services copy. 2026-3-17 Email Reply to Scott DIS. 2026-3-9 Response to Khammar March 9 letter. 2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf. 2026-1-6 Trans SC 3297 with Commentary Text. 2025-12-18 Declare PPM Ben re 3297.pdf. 2022-2-16 Notice case 4574 of Entry of Judgment Walter.pdf. 2021-12-03 Filed SC 4574 re Hi Point Apts LLC.pdf. Hi Point 1522 LLC, the owner, claims to have submitted a different tandem parking application. The application is where? Due to my complaint, the owner has refused to provide the application for the available tandem parking, which is racial discrimination, retaliation, and a refusal to rent. The government provides funding for this structure. https://cityclerk.lacity.org/onlinedocs/2013/13-0160-S216_PC_AM_02-22-2026.pdf . The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. 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. See their Yelp Page at <https://www.yelp.com/biz/power-property-management-los-angeles> . Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both audible and visual signals and, in the case of residential dwelling units, be capable of supporting voice and TTY communication with a central or public use interface. An intercom visual signal allows occupants to see and identify visitors through video, images, or indicator lights, contrasting with traditional audio-only systems. A video intercom includes a camera, speaker, and microphone for dual communication. New multi-family dwellings have specific accessibility requirements for intercom systems, including visual and auditory alerts. A trigger renovation may be applicable. Clear signage notifying individuals of recording is recommended to prevent legal issues with audio recording in California. Los Angeles Building Code Section 11B-708 governs two-way communication systems for residential dwelling units. Specifically, Section 11B-708.4 mandates that communication systems must facilitate interactions between residential units and building entrances. Section 11B-708.4.1 details that public use interfaces must support voice and TTY communication, while Section 11B-708.4.2 requires residential interfaces to include a telephone jack that allows for similar communication. Current conditions indicate the absence of a functioning unit interface in certain apartments, like my unit. I don't see any law in Los Angeles that says tenants have to supply their own housing services parts. Maybe it is a Ku Klux Klan law. Or maybe this comes from city employee Steven Harrison's opinion.

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=6F28F67D-D1F8-45CA-9FDA-F3B975DB765F&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>

Public Comment Submission Validation - Council File No.: 26-1100-S7

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

To: tainmount@sbcglobal.net

Date: Monday, May 11, 2026 at 11:40 PM PDT

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: 26-1100-S7

Comments for Public Posting:

Relative to an Initiative Petition regarding the Repeal of Los Angeles City Business Gross Receipts Tax on Virtually All Businesses Operating in the City. THIS MATTER IS OPPOSED WITH CAUSE. How landlords fight against providing housing services with the help of Mayor Karen Bass' City Housing department (pages 1-8) . I am a tenant who is Ham-Jew-DNA-Kushite/Black male American. I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52, who is obstructed from getting an accessible handicapped parking stall, accessible wheelchair height unit door peephole, and accessible intercom two way communication indoor unit monitor interface that has audio and visual capabilities, per applicable local building codes and ADA/FHA compliance. "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." https://cityclerk.lacity.org/onlinedocs/2025/25-0160-S145_PC_PM_04-20-2026.pdf . TOC. Page 1 for PC add for May 13. 2026-5-11 Attach Council Review Khammar and Ben Inside Los Angeles Housing Services copy. 2026-3-17 Email Reply to Scott DIS. 2026-3-9 Response to

Khammar March 9 letter. 2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf. 2026-1-6 Trans SC 3297 with Commentary Text. 2025-12-18 Declare PPM Ben re 3297.pdf. 2022-2-16 Notice case 4574 of Entry of Judgment Walter.pdf. 2021-12-03 Filed SC 4574 re Hi Point Apts LLC.pdf. Hi Point 1522 LLC, the owner, claims to have submitted a different tandem parking application. The application is where? Due to my complaint, the owner has refused to provide the application for the available tandem parking, which is racial discrimination, retaliation, and a refusal to rent. The government provides funding for this structure. https://cityclerk.lacity.org/onlinedocs/2013/13-0160-S216_PC_AM_02-22-2026.pdf. The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. 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. See their Yelp Page at <https://www.yelp.com/biz/power-property-management-los-angeles> Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both audible and visual signals and, in the case of residential dwelling units, be capable of supporting voice and TTY communication with a central or public use interface. An intercom visual signal allows occupants to see and identify visitors through video, images, or indicator lights, contrasting with traditional audio-only systems. A video intercom includes a camera, speaker, and microphone for dual communication. New multi-family dwellings have specific accessibility requirements for intercom systems, including visual and auditory alerts. A trigger renovation may be applicable. Clear signage notifying individuals of recording is recommended to prevent legal issues with audio recording in California. Los Angeles Building Code Section 11B-708 governs two-way communication systems for residential dwelling units. Specifically, Section 11B-708.4 mandates that communication systems must facilitate interactions between residential units and building entrances. Section 11B-708.4.1 details that public use interfaces must support voice and TTY communication, while Section 11B-708.4.2 requires residential interfaces to include a telephone jack that allows for similar communication. Current conditions indicate the absence of a functioning unit interface in certain apartments, like my unit. I don't see any law in Los Angeles that says tenants have to supply their own housing services parts. Maybe it is a Ku Klux Klan law. Or maybe this comes from city employee Steven Harrison's opinion.

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<https://cityclerk.lacity.org/Confirmation/?EmailConfirmation=2&c=90DA9501-A591-4217-B662-20B130A9C8FB&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>

Re: May 11, 2026. Abuse of federal funds. ADA/FHA violations not cited or corrected.
Housing services and requested reasonable accommodations still not supplied.
Disability proof attached.

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org;
vatcbe.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online;
steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org;
bob.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org;
councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org;
councilmember.park@lacity.org; councilmember.lee@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; ramazanali.almasi@lacity.org; kevin.brown@lacity.org;
councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org;
09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; thomas@powerpropertygrp.com;
brent@powerpropertygrp.com; cynthia@powerpropertygrp.com; phillip.munguia@lacity.org

Cc: lamayornews@lacity.org

Bcc: hairylegs27@gmail.com

Date: Monday, May 11, 2026 at 11:54 AM PDT

To whom it may concern and Mayor Karen Bass:

DEPUTY CHIEFS OF STAFF (Mayor)

Jenny Delwood, Deputy Chief of Staff of Strategy and Operations 213 978-0600

Therese Biederman, Executive Assistant 213 978-0600

Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative) 213 978-0600

Jennifer Houser, Executive Assistant 213 978-0600

Rachel Brashier, Deputy Chief of Staff of City Services

Michelle Tiliano, Executive Support Specialist

How many days since original housing services complaints: 4027.

A history of Los Angeles government.

A new code violation complaint will be filed momentarily.

I still have not been provided accessible parking stall, accessible unit door wheelchair height peephole, and accessible indoor interface monitor intercom audio and visual in my unit, per applicable and housing and city building codes, and state health and safety code section requirements.

ADA violations at this property have not been cited or corrected. 1522 Hi Point Street 90035 aka Hi Point Apartments. This is an abuse of federal tax dollars by city employees. This property owner receives government assistance and section 8 funding. This is an abuse of federal funding.

There also appears to be illegal parking at parking stalls 15 and 16. There is continued available vacant parking at tandem stalls 13 and 14.

As seen PC agenda item 2026/26-0512 at 4/28/2026 and code violation complaint 987103.

Commentary on the pictures. Thomas Khammar, Brian Vasquez, Ben Renkainen have previously said there are no available parking stalls. This is disputed by the photos— the picture showing stalls five through eight indicate that there's a car parked in stall 6 to 7. Being that that car is parked in two stalls, it clearly means that stall number six is available. It has been like that for weeks so Thomas Khammar is a liar on that issue and he has made a false statement for purposes of denying me as a Black person with the disability, a tandem and accessible parking stall and also in retaliation because I complained. Second, there's a picture of stalls 13 to 16 ; prior to this picture being taken, Khammar said that there were no stalls available on the property. Weeks ago stalls 13 and 14 have been vacant. 15 was also vacant for weeks before this picture was taken. Since Khammar already said that there were not any available parking stalls, tandem included, then how did a car end up in stall number 15? Again, Khammar is not telling the truth on this issue and his company does so for purposes of retaliation because I complained. The car sitting in stall number 15 was not there at the time that Khammar said there was no available stalls but at the same time Thomas Khammar indicated that I would be first come first serve and then I would have to file an application so apparently whoever is in stall 15 never filled out an application because that application also was not given to me and yet without an application that car in stall number 15 is allowed to park there. Such discrimination as being allowed under the jurisdiction of the ADA, under the jurisdiction of HUD and under the jurisdiction of the city government of Los Angeles because these parking stalls need to have the numbers painted that is an ADA jurisdiction of which the city government code enforcement is supposed to enforce, but due to purposes of racism and retaliation against me they are not doing so. I have other pictures to show that stalls number 13 and 14 have been vacant for a long time and of course Thomas, and Ben and Brian have been lying for a long time. Power Property Management Inc. is licensed by the city of Los Angeles. Third, the picture of the front of the building shows that there is no signage to explain how to use the AKUVOX door entry Intercom system, an accessibility requirement. The owner of the property as well as the city code enforcement department refuse to make the building handicap accessible. Blacks should be afraid in that building due to auto vandalism by white plantation owner Hi Point 1522 LLC.

The civil code section 1954 notice is being used for the purpose of harassment. I ask that the city housing department rule against the landlord and charge them \$5000 for the harassment that is occurring and I also ask that the city of Los Angeles, penalize the owner to the tune of \$1 million (one million) dollars as the owner acts in concert with Mayor Karen Bass, and the city Council. The city government continually acts in favor of the million dollar landlords to the detriment of the tenants.

<https://lahousingpermitsandrentadjustmentcommission.com/governor-and-mayor-candidates-2026-told-of-abuse-of-federal-funds-in-los-angeles-agenda-public-comment-26-0540/>

How the Los Angeles city government treats the disabled Black

Mayor Karen Bass supports the modern day lynching of tenants by the corporate landlords. Tenants have no rights under Mayor Karen Bass.

https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf

“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.” As seen in city Los Angeles documents.

Racism Violence and Parking at 1522 Hi Point St Apts Los Angeles 90035

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

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Phone 323-807-3099

Note: Brian Vasquez is the resident manager at this location. Thomas Khammar, Brent Parsons, Ben Renkainen, and Brian Vasquez are employees of Power Property Management Inc. and agents for owner Hi Point 1522 LLC.

Reference:

DEPUTY CHIEFS OF STAFF (Mayor)

Jenny Delwood, Deputy Chief of Staff of Strategy and Operations 213 978-0600

Therese Biederman, Executive Assistant 213 978-0600

Anna Hovasapian, Deputy Chief of Staff of Policy (Legislative) 213 978-0600

Jennifer Houser, Executive Assistant 213 978-0600

Rachel Brashier, Deputy Chief of Staff of City Services

Michelle Tiliano, Executive Support Specialist

Reference:

Email for Power Property Management Inc. is (Thomas Khammar and Brent Parsons)

09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us



Stalls 13-16 at 1522.jpg

261.2 kB



Stalls 6-8 at 1522.jpg

212 kB



2026-6-8 Front 1522 no signage 2.jpg

3.1 MB



2026-5-8 stalls 13-26 at 1522 Hi Point.jpg

1.8 MB

May 8, 2026. Re reasonable accommodations and ADA requirements not provided. City abuse of federal funds

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; bob.blumenfeld@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@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; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; cynthia@powerpropertygrp.com; phillip.munguia@lacity.org

Cc: lamayornews@lacity.org; lahd.reap@lacity.org

Bcc: hairylegs27@gmail.com

Date: Friday, May 8, 2026 at 07:53 PM PDT

May 8, 2026

lahd.reap@lacity.org.

Request to city Los Angeles REAP department to put building into escrow for rent payments due to nonworking Intercom system

Via facsimile and email

Dear Property owner Hi Point 1522 LLC and Power Property Mgmt Inc:

This building does not comply with the ADA standards, and applicable state building and city building code and health and safety codes as regards the AKUVOX video door phone , and entry Intercom system.

I refer to chapter 7 of the ADA section 703 and section 708. This section requires signage on the outside of the building describing how the Akuvox door entry Intercom system is to be accessed and also if sections of it are not usable. There's no signage on the outside of this building. See attached picture.

In addition, the device on the outside of the building has no interface connection to each unit which is required under local building code section 708.4 section 708.1270 8.4 as required and visual connection to each residential unit. City Building code 11 B – 708–1 thru 708.4. These failures to comply with code have existed in this building since around May 2023, as reported to city code enforcement repeatedly.

Please provide the signage to the front of the building as required. Please provide the interface or indoor monitor for each unit as required by the applicable building and/or health and safety codes, or ADA. There are 18 one bedroom units in this building.

I realize that this building receives public financing or assistance through the section 8 program and/or through the HUD voucher program.

I am asking the city government to place this building into the REAP program until such time these housing services here in are provided. Under REAP, I request that the city order all rent to be paid into an escrow account until such time here in repairs are made to the property. The owner should be ordered to inform all tenants to pay their rent into the escrow account.

It is my belief that the ADA applies to this building because the owner made major renovations in 2014 and also installed the AKUVOX system in 2023.

The lack of such housing services stated here in represent a barrier to me, such a barrier that is prohibited under the ADA.

The REAP program has jurisdiction because the Intercom AKUVOX system at the front of the building applies to tenants of all 18 units.

The Intercom system has previously been cited by the Los Angeles county code enforcement inspector as well as the Los Angeles code enforcement department concerning the Intercom system.

The city REAP program is asked to respond in writing.

Geary J. Johnson, tenant

1522 Hi Point Street 9

Los Angeles, CA. 90035

A disabled Black male American citizen

Reference PC agenda https://cityclerk.lacity.org/onlinedocs/2026/26-0540_PC_PM_05-04-2026.pdf

ADA (redacted)

708 Two-Way Communication Systems

708.1 General. Two-way communication systems shall comply with 708.

Advisory 708.1 General. Devices that do not require handsets are easier to use by people who have a limited reach.

708.2 Audible and Visual Indicators. The system shall provide both audible and visual signals.

Advisory 708.2 Audible and Visual Indicators. A light can be used to indicate visually that assistance is on the way. Signs indicating the meaning of visual signals should be provided.

708.3 Handsets. Handset cords, if provided, shall be 29 inches (735 mm) long minimum.

708.4 Residential Dwelling Unit Communication Systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with 708.4.

708.4.1 Common Use or Public Use System Interface. The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

708.4.2 Residential Dwelling Unit Interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface

From Akuvox website

The Akuvox E16 is a feature-packed video door phone with facial recognition, access control, temperature, mask detection and more

This 5 inch facial recognition door phone designed for commercial and residential applications. Featuring touchless building access, wireless communication, 1 output relay, Wiegand, RS485, TF card slot, a camera, built-in reader, and a 20,000 face and card capacity on its 7-inch touch screen display, it ensures excellent intercom communication and versatile access control.

Specifications

- 5" Touch Screen
- Dual Cameras
- Facial Recognition
- NFC

- **RFID**
- **Bluetooth**
- **Expandable for Temperature Detection**
- **IP65**

WiFi addresses at this property

Hi-Point-General
Hi-Point-Guest
Hi-Point-Residents

Attach
Picture front door Akuvox - no signage
Picture of parking stalls 13-16 dated

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

Recall Code enforcement Inspection- attach to code violation complaint.
987103

3279 words

9:35 am.

Monday, April 27, 2026

Debris behind dumpster glass door.

Debris plastic tarp in stall #12

No posted in common area “right to counsel.”

I told city employee Alfredo that previous city employee Christenson had taken pictures of the peephole in my door, mailbox slot which could be easily with little cost changed to accessible level peephole.

Inspector Alfredo came into unit and saw nonworking Artolier intercom and also saw my wheelchair near the unit door.

I told Alfredo that the previous owner had replaced the Artolier system in 2014 but did not replace mine. There was a new box on the outside of the building and interface wired connections to each of the 15 other units. I told Alfredo that in 2023 the new owner installed the AKUVOX on the outside of the building but no connection was made by interface or otherwise to the inside of each unit. I also showed Alfredo the outside box for a AKUVOX door entry intercom and showed him some of the functions that do not work and showed him that it does appear to be a camera, but I said I've been told by the city discrimination department that there is no audio and no cameras connecting the outside units to each apartment. I quoted building code section at 11 B – 708 accessibility requirements.

The Akuvox system installed is “R29

World's First Facial Recognition Android Doorphone

Akuvox R29 is a SIP video doorphone with a 7” touch screen, which performs AI-powered offline facial recognition for door access. It is typically used in apartment buildings, high-rise office buildings and building complexes.” According to the manufacturer, the device contains two

cameras, and “Yes, the Akuvox R29 is a high-end SIP-based smart IP video intercom that features advanced two-way audio and video communication, facial recognition, and mobile app integration. It allows residents to see and speak with visitors, as well as remotely unlock doors via smartphone, indoor monitors, or IP phones.” (Ad). So so says the manufacturer, this is an intercom two way communication device. The ad does not say the intercom/camera function can be turned off.

I indicated that the accessible peep hole, accessible parking stall, and accessible two-way communication Intercom system are requirements of the city building code. Alfredo said that he was not sure, but he would have to check on all of those areas and get back to me.

This indicated to me that there has been numerous code enforcement complaints filed with the portal as well as copies sent to specific and individual code enforcement employees as well as City Counsel employees and that Alfredo appeared to have no awareness of those complaints nor had he read those complaints. I feel this is abuse of federal tax dollars being that the employee should be aware of the complaint or complaints before they come out to the property although he did say he was doing a follow up.

I showed Alfredo the debris glass door behind the garbage can, and I also showed him what looked like some plastic sheets rolled behind parking stall number 16. Alfredo said he was more concerned if there's a large communication or accumulation of debris rather than one or two items.

I indicated to Alfredo that I have requested a dedicated handicap parking install that would be near the back door. Currently, I am assigned to a shared parking store number eight.

Alfredo said he believed that the ADA is subject to grandfather clause. My response that there is no grandfather clause look back on the ADA requirements. I have previously said to the city code enforcement, inspectors that there is guest stalls on this parking lot, proven by a written statement from the previous resident Manager. I believe that guest stalls are under the jurisdiction of the ADA and that therefore the parking stalls are under the jurisdiction of the city code enforcement..

I also indicated to Alfredo that besides being local accessibility building code requirements, the repair items that I am speaking of are repair maintenance items and maintenance that is covered under the Health & Safety Code and the jurisdiction of the code enforcement inspectors. There is striping of a parking stall to make it into a handicap. Parking stall is under the jurisdiction of the code enforcement department; the replacement of the unit door people with an accessible wheelchair height peephole is a maintenance issue under the jurisdiction of the code enforcement department; the maintenance of the Intercom system in order to make it contain a camera and audio is a maintenance issue under the jurisdiction of the code enforcement department. Since these are all maintenance issues, then they are covered by the rental agreement and rent paid, then the owner cannot charge a fee to provide these housing services or accommodations. There is no posting on the property that there is a fee to provide a parking single or tandem. There is no fee posted to the property or there is no sign posted to the property that there is a fee to install a accessible door peephole and in fact in December, the owner installed another peephole in my door and there was no charge. I think the code enforcement does have jurisdiction over the fact that if the owner tries to charge us a fee for a reasonable accommodation, housing service, then that would be the jurisdiction of the housing department as an illegal rent increase.

I mentioned the safety factor of having an abandoned water heater on the property. He examined it and it is clearly not connected but is strapped to the wall. Alfredo said as long as it is not hurting anyone, even though it is trash, the city would not require the owner to move it. It seems like a potential for harm since it is not operated and children may be in that area since it is the laundry room. It is the type of debris that could cause harm. Alfredo said he did not consider the debris I pointed out as “excessive.” I disagreed.

I told him that I believe code enforcement does enforce the ADA regulations. I mentioned that the building is not wheelchair accessible that I cannot come up the front steps with the wheelchair. I said I would use the wheelchair at the back door since it is more accessible (only one step to

navigate) but that I need a handicapped assessable parking stall, not the shared one a I currently occupy stall #8.

Alfredo said code enforcement goes by the year of the building and that the ADA does not allow them to go back retroactive; I told him I do not think the ADA has a retroactive prohibition.

As I have stated to city employees, the ADA has authority over parking if there are quest parking stalls. Since there have been quest stalls since 1972, the ADA would apply.

I did explain to Alfredo that the property was modified in year 2014 with the addition of an electronic parking gate, thus the gate and modification of parking lot is under the jurisdiction of the ADA.

I also believe that parking stall 1A is numbered as such to indicate “guest” stall which puts the property under ADA requirements.

The numbers on the parking stalls are faded, as faded paint is an accessibility violation. Faded paint is an architectural barrier that the code enforcement has jurisdiction over.

NO RIGHT TO counsel notice in common area, as told to Alfredo.

ADA units vs ADA building says Alfredo.

- **Existing Buildings (Readily Achievable):** For older, existing buildings, removing barriers (such as replacing an inaccessible intercom) is required if it is "readily achievable"—meaning it can be done without much difficulty or expense.

RESEARCH (mostly AI from Google)

In the City of Los Angeles, the primary agency enforcing reasonable housing accommodations for people with disabilities in city-mandated housing is the **Los Angeles Housing Department**

(LAHD) through its Accessible Housing Program (AcHP). LAHD handles reasonable accommodation and modification requests, ensuring fair access to housing.

Key agencies involved include:

- **LAHD (Los Angeles Housing Department):** Enforces, reviews, and processes reasonable accommodation requests.
- **HACLA (Housing Authority of the City of Los Angeles):** Manages reasonable accommodations for public housing and Section 8 voucher holders.
- **California Civil Rights Department (CRD):** Enforces state fair housing laws regarding accommodations.

For violations, residents can file complaints with LAHD or the Fair Housing Rights Center. (Source AI).

Key Guest Parking Regulations in Los Angeles

- **Multifamily Requirements:** For developments with 11 or more units, the city generally requires a minimum of 1 guest parking space for every 10 dwelling units.
- **Signage:** Guest parking spaces must be clearly posted with signs at building entrances, indicating the location and number of reserved spaces.
- **Security Gates:** If guest parking is located behind a security gate, the code requires an electronic intercommunication system to be accessible for visitors to call individual units.
- **Location:** Guest spaces should be distributed throughout the development.
- **Dimensions:** Standard parking stalls in [LA City](#) are typically 8.5'x18' for standard, 7.5'x15' for compact, while accessible spaces must be 108 inches (9 ft) wide with a 5 ft access aisle, or 144 inches (12 ft) for vans.

Key details regarding ADA guest parking requirements include:

- **1-25 total spaces:** 1 must be accessible.

- **26-50 total spaces:** 2 must be accessible.
- **51-75 total spaces:** 3 must be accessible.
- **Van Accessibility:** At least 1 of every 6 accessible spaces must be van-accessible.
- **Location:** Accessible spaces must be on the shortest accessible route to the accessible entrance.
- **Residential Parking:** For residential, parking must be accessible if it is for first occupancy on or after **March 13, 1991**.

Does the ADA apply retroactively to older buildings? The building was built in 1973 but the owner modified the property in 2014 with security parking gate. The 2010 ADA parking requirements would apply.

Yes, the [2010 ADA Standards for Accessible Design](#) apply to parking lot modifications (such as restriping or resurfacing) performed in 2014. Because the work occurred after March 15, 2012, the altered areas must comply with the 2010 regulations, specifically regarding the number, size, and location of accessible spaces.


Key ADA Compliance Rules for 2014 Modifications:

- **Trigger for Compliance:** Any alterations—including restriping, resealing, or resurfacing—made after March 15, 2012, trigger the requirement to comply with the 2010 Standards.
- **Safe Harbor Clause:** If the parking lot complied with the 1991 ADA Standards and was not altered between 1992 and March 15, 2012, it was "grandfathered." However, making modifications in 2014 voids this safe harbor for the altered elements, requiring them to meet the 2010 standards.
- **Extent of Compliance:** If only specific spots are restriped, only those spots need to comply. If the entire lot is modified, the entire lot must comply to the maximum extent feasible.

- **Requirements:** Accessible parking must be on the shortest accessible route to the entrance, with appropriate signage and van-accessible spaces

Yes, the installation of an electric parking gate is generally considered an **alteration to the property**. It is frequently classified as a structural modification, improvement, or addition rather than normal maintenance, because it involves permanent changes to the property's infrastructure, such as adding new structures, electrical systems, and changing the site's layout. Here is a breakdown of why it is classified as an alteration:

Why It's Considered an Alteration

- **Structural Change:** Installing a gate—especially one with a concrete foundation for a sliding track or a concrete pad for a swing motor—alters the existing landscape and pavement.
- **Electrical System Modification:** Installing an electric gate requires running new electrical lines from the building's power supply to the gate, which is considered a significant alteration.
- **Safety & Access Regulations:** An electric gate must comply with local, state, and national safety codes (e.g., [ICC standards](#) ), ensuring that the new, automated structure does not create entrapment risks.
- **Impact on Usability:** An automatic gate changes how people enter, exit, or use the parking area.

If the property has not been altered since 1972, the primary federal requirement is compliance with the FHA for common areas (common area parking, leasing offices), rather than the full ADA parking technical standards. [1, 2] Source: AI. The property was altered in 2014 (full electrical, plumbing, intercom, and parking gate installed) and 2023, so the ADA does apply.

233.3.1.2 Residential Dwelling Units with Communication Features

In facilities with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features complying with [809.5](#).

Certificate of Occupancy for this property was issued 4/17/1973.

MODIFICATION OF THE PROPERTY IN 2014 INCLUDING PARKING GATE, INTERCOM SYSTEM, AND DOOR PEEPHOLES. AT THE TIME, THERE WAS NO ADDITIONAL SEPARATE FEE OR CHARGE TO TENANTS.

New door peepholes were installed at this address in 2014 for all units except units 8,9,5. Those peepholes allowed tenants to see both ends of the hallway. This was a modification of the property,

Yes, changing a door peephole is generally considered a **modification or alteration** in a rental or condominium setting. While it is often classified as a minor alteration, it involves a physical change to the structure of the door, which is property owned by the landlord or the association. [[1](#), [2](#), [3](#)] **No-Drill Products:** Use wireless peephole cameras that mount over the existing, original peephole using adhesives.

Building accessibility triggers are events, such as renovations, alterations, or changes in use, that mandate compliance with standards like the [Americans with Disabilities Act \(ADA\)](#). Alterations to a "primary function area"—such as renovating a lobby, office, or dining area—trigger the requirement to provide an accessible path of travel. This path, including restrooms, telephones, and drinking fountains, must be upgraded if the cost is not "disproportionate" (typically up to 20% of the overall project cost).

Key triggers and requirements include:

- **Alterations to Primary Function Areas:** Any remodeling that affects the usability of a major functional space triggers path-of-travel accessibility requirements.
- **Path of Travel Cost Constraint:** If the alterations trigger is met, 20% of the construction cost must be spent on barrier removal on the path of travel (e.g., parking, walkways, restrooms).

- **Renovation Scale:** In some cases, if the cost of a renovation exceeds a certain percentage (often 30%) of the total property value, full building compliance may be triggered.
- **New Construction/Additions:** Newly constructed facilities or additions to existing buildings must meet full accessibility standards.
- **Barrier Removal:** Under ADA Titles II and III, entities must remove architectural barriers in existing buildings, even without renovations, if it is "readily achievable".

Examples of Triggers and Improvements:

- **Trigger:** Renovating a restroom \(\rightarrow\) **Improvement:** Installing grab bars and widening doors.
- **Trigger:** Repaving a parking lot \(\rightarrow\) **Improvement:** Creating accessible parking spaces.
- **Trigger:** Upgrading lighting \(\rightarrow\) **Improvement:** Installing flashing fire alarm lights.
- **Trigger:** Rearranging retail layout \(\rightarrow\) **Improvement:** Creating wider aisles.

Yes, the lack of a unit peephole (or equivalent door viewer) is often considered a violation of building codes or safety standards in many jurisdictions, particularly for multi-family dwellings.

Here is a breakdown of the requirements:

- **Legal Requirements:** In many cities, including New York City, it is mandatory to provide and maintain a peephole in the entrance door of each dwelling unit.
- **Building Codes:** Many jurisdictions follow codes requiring a means of identifying visitors without opening the door, often interpreted as a peephole with a 180-degree view.
- **Accessibility Standards:** ADA guidelines often require peepholes to be installed at specific, accessible heights (e.g., 43 to 60 inches) to accommodate all residents.

- **Exceptions:** These rules often apply to multi-family, R-2, or apartment-style buildings. In some cases, a vision panel or sidelight next to the door can satisfy the requirement.
- **Repercussions:** If a door lacks a required viewer, it is usually considered a maintenance issue that the landlord must fix.

Yes, a lack of accessible parking stalls is considered an architectural barrier under the Americans with Disabilities Act (ADA) and other accessibility standards. Physical features, including parking, that limit or prevent people with disabilities from accessing goods or services constitute a barrier that often requires removal.

Key aspects regarding parking as an architectural barrier include:

- **Essential Components:** Lack of required designated spaces, absence of van-accessible spaces, or failure to provide a proper, stable, and level access aisle.
- **Location Constraints:** Accessible spaces must be on the shortest, most level, and safe accessible route to the entrance.
- **Maintenance:** Faded paint, missing signage, or deterioration that renders a space unusable is also considered a barrier violation.
- **Legal Obligation:** Businesses are required to remove such barriers if it is "readily achievable" (easily accomplishable without much difficulty or expense). [[1](#), [2](#), [3](#), [4](#), [5](#), [6](#)]

The City of Los Angeles has the duty to assure that in this city funding assisted building, that the owner must remove all architectural barriers to providing me reasonable accommodations as requested.

Yes, the lack of an accessible, two-way tenant communication system (intercom) is considered an **architectural barrier** under the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA) if it prevents people

with disabilities from accessing the building or using common areas. [[1](#), [2](#), [3](#)]

If a building is required to be accessible (due to new construction, renovation, or being a public accommodation), the intercom system must allow for independent use by individuals with hearing, speech, or mobility impairments. [[1](#), [2](#)]

Key Accessibility Requirements for Intercoms

To avoid being classified as an architectural barrier, intercom systems must meet the following standards:

- **Mounting Height (Mobility Access):** Intercoms must be mounted at a reachable height for wheelchair users, generally with the highest operable part no more than **48 inches** above the floor.
- **Two-Way Communication (Hearing/Speech Access):** The system must offer more than just audio. It should include **visual signals** (e.g., LED lights indicating the door is unlocked) to ensure communication for the deaf or hard of hearing.
- **Operational Ease:** Controls should not require tight grasping or twisting to operate.
- **Clear Floor Space:** There must be a clear floor space of at least $\backslash(30 \backslash \times 48 \backslash)$ inches in front of the intercom to allow for a wheelchair approach. [[1](#), [2](#), [3](#), [4](#), [5](#)]

When is it a Legal Violation?

- **New Construction & Major Alterations:** Under the ADA and FHA, new multifamily housing (built after March 13, 1991, with 4+ units) must have accessible, operable, and usable communication features.
- **Existing Buildings (Readily Achievable):** For older, existing buildings, removing barriers (such as replacing an inaccessible intercom) is required if it is "readily achievable"—meaning it can be done without much difficulty or expense.
- **Public Housing:** Public housing providers receiving federal funding (HUD/Section 504) must provide accessible, effective communication,

including flashing lights or visual notification systems for residents who are deaf. [[1](#), [2](#), [3](#), [4](#)]

What Constitutes an Inaccessible System?

An intercom system is likely an architectural barrier if it:

- Is mounted too high to be reached from a wheelchair.
- Requires a handset that cannot be used by someone with a hearing impairment (lacks a TTY or text-based option).
- Uses only voice to signal that help is on the way during an emergency.

If you are a tenant facing this issue, you may have the right to request a "reasonable accommodation" or "reasonable modification" to the building's intercom system.

Older buildings (pre-1990) are not exempt from the ADA and must remove barriers if it is "readily achievable" (easily accomplishable without much difficulty or expense). While full retrofitting isn't always required, owners must ensure accessible parking, entrance, and paths of travel if possible. If the building is altered, those areas must comply with current ADA standards.

Geary J. Johnson

1522 Hi Point St 90035

April 27, 2026. Word count 3279.

April 15, 2026. Housing services and requested reasonable accommodations still not supplied

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; bob.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@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; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; cynthia@powerpropertygrp.com; phillip.munguia@lacity.org

Bcc: hairylegs27@gmail.com

Date: Wednesday, April 15, 2026 at 08:01 PM PDT

Who is Responsible for the Cost? Generally, in affordable housing financed or assisted by a program administered by the City or CRA/LA, including bond-financing, the housing provider is responsible for the costs associated with a reasonable accommodation or modification. Source: Los Angeles City Clerk

<https://housing.lacity.gov/housing/reasonable-accommodations-and-modifications>

<https://share.google/DNYpwwMdlTgUeFJ5s>

Summary

1. This complaint concerns a request to property owner for reasonable accommodation handicap parking stall, pending since around December 2025.
2. This complaint concerns a request to the property owner for reasonable accommodation, wheelchair accessible unit peephole along with peephole that can see to both ends of the hallway, pending since around December 2025. Tenants in about 15 other units were given peep hole in 2014 that can see both ends of the hallway. I did not receive the same such peephole in 2014.
3. This complaint concerns request to the property owner, reasonable accommodation interface or indoor monitor to be installed in the unit. This has been pending since 2014 and 2023 when the owner installed the latest Wi-Fi based Intercom system but admits there is no accompanying interface or video or audio capability in the unit. Tenants in fifteen other units around 2014-2018 were given indoor connections to the intercom system, and denied to me as city code enforcement complaints show.
4. I reference city building code section 11A-708 and any other codes applicable at the the time the building was built, and at the time the parking gate was installed and the 2023 door entry system was installed.
5. A picture is attached showing vacant stalls tandem numbered 13, 14, 15.
6. Reference code violation complaint 983423.
7. The city code enforcement employees have the authority to verify the parking assignments at this property.

ADA applies to the parking lot

The ADA applies when some of the parking on site are for the public or for guests. A previous resident manager indicated in writing that there are parking stalls for guests on this site. In addition since there are 18 units and parking for a 27 cars, then the conduct of the owners that some of these stalls are to be used for guests. The ADA applies and there must be a handicap parking stall designated. In addition, some tenants who do not have a car or under the belief that their parking stall can be used for their guests. If that is the case, then the ADA applies. Since the property owner frequently lies, refuses to reassign me to one of these three vacant tandem stalls, then this indicates that those stalls are to be for purposes of guests.

City Inspector Alan Christensen,

(alan.christensen@lacity.org). Date: March 17, 2026. (Via email to council members also).

Thank you for inspecting on March 16, 2026 at about 10:00 am for the property 1522 Hi Point Street.

I memorialize the visit. This recount is meant to be indicative but not all inclusive. I showed you the nonfunctional intercom in my unit Artolier, I showed you that there is no connection or interface in my unit for the outside accessible required feature Akuvox system (since 2023), I showed you the unused mailbox slot in the unit door, I mentioned that I do not have a key to the building front door lock as the owner changed the lock, I showed you the need for a wheelchair accessible peephole (my wheelchair was in sight) in my unit door, I asked that the owner be ordered to supply a peephole that I can see both ends of the hallway (due to disability and vision disability), I showed you trash that is on the property but is not in the dumpster, I showed you the parking security gate in a non-operating position, I mentioned my need for a tandem or accessible parking stall, on the grounds my doctors have certified my disability and requested such parking stall or accommodation.

Further, I am following up to request written confirmation of your findings and next steps: you witnessed the building's Akuvox exterior entry panel has no indoor interface/monitor provided to tenants, we tested the system together and found there is no intercom functionality for many units and especially mine, there is no accessible peephole/alternative to identify visitors at my unit door, and the property owner (parking 27 stalls: single stalls 1A,1B,2-12; tandem 13-19; vacant/unused 1A,4,6,10,13-15; stalls 17-18 each have one car) has not assigned me an accessible parking stall near the rear accessible entry; the building received major renovations and new parking security gate in 2014-2017 and a new Akuvox door entry system in 2023 and the owner receives Section 8 assistance.

In response, the investigator Alan did take pictures and notes. He indicated that it was his personal opinion that I could use my personal property cell phone to access the Akuvox intercom function; I indicated that the building code does not authorize me to use my personal property for any reason, and that applicable building codes specifically require the Wifi type Akuvox have in each apartment unit an interface or indoor monitor capable of displaying voice and video. My cell phone is not for such use, is not an interface or indoor monitor owned by the property owner or owned by the city government. There is no mention in the applicable building codes that a tenant cell phone can satisfy the building code requirements.

It is a violation of my personal property to attempt to illegally steal my phone for purpose of the property owner and for purposes of violation of the city building code.

I also believe from the city website the city code enforcement inspectors have authority to investigate certain ADA violations at the property.

I believe it is an abuse of authority and abuse of discretion and abuse of federal tax dollars if ADA violations are not investigated by City code enforcement inspectors in a timely manner. Please advise in writing whether the Housing Department will (a) open a code compliance investigation regarding the lack of an indoor monitor and accessibility issues, (b) issue correction notices to the owner, or (c) refer this matter to another city office (Housing, ADA coordinator, or other).

If enforcement is limited, please provide the appropriate contact or case number so I can follow up. I appreciate a written response.

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

(Tenant since 2010)
Alan Christensen worked as a Housing Inspector for the city of Los Angeles, California and in 2020 had a reported pay of \$96,507.36-\$107,573.76 according to public records. (Source: Google AI).

Note: Brian Vasquez is the resident manager at this location.

The email above appears on Citywatch and also Facebook.



2026-4-3 Parking Lot Tandem Stalls.jpg.pdf
2.4 MB

Re: March 18 response to Los Angeles Civil Rights Department. Re: DIS0002519 - Discrimination Complaint filed against Hi Point 1522 LLC- Follow-Up

From: Thomas Scott (thomas.scott@lacity.org)

To: tainmount@sbcglobal.net

Date: Thursday, March 19, 2026 at 06:15 AM PDT

Good morning Mr. Johnson,

Thank you for the email you sent last night, I appreciate the additional information. As I mentioned during our initial phone call that I would apprise you of developments throughout our process, you seem to have reached a conclusion that this matter is resolved. That is not the case; I was only presenting you with information Mr. Vasquez shared with me. This matter is not complete, and I am continuing to work on the issues our department is allowed to address. I understand that this is a rent controlled location with Section 8 participants in the building. As I advised you initially, this matter may be outside the purview of this department but that I agreed to look into what I could based upon your insistence. I am again letting you know that our department is authorized to handle only a limited scope of private sector housing matters because the California Civil Rights Department handles all matters outside our authorization. If you are a Section 8 participant, have you reported these issues to your caseworker yet? Additionally, until you receive official notice from me and/or the department advising you that this matter is officially closed, it remains an open matter that is being worked on. Thank you.

Regards,
Tom Scott, Special Investigator

On Wed, Mar 18, 2026 at 8:07 PM G Johnson <tainmount@sbcglobal.net> wrote:

Dear Los Angeles civil rights department:

From the internet:

The [Akuvox SmartPlus app](#) is a mobile cloud intercom application that allows residents to see, talk to, and let in visitors remotely, manage building entrances, and issue virtual keys from smartphones. It works with Akuvox smart door phones for video calling, Bluetooth unlocking, and monitoring, improving tenant living experiences.

Key features of the SmartPlus app include:

- Video Intercom: Live video calling with visitors, allowing two-way communication.
- Remote Access Control: Unlock doors from the app via Bluetooth or a "door open" button.
- Virtual Keys: Issue and share time-limited QR code keys and visitor PINs.
- Activity Logs: Access photo-stamped logs of door access events, calls, and alarm records.
- Smart Features: Includes face recognition registration, Wave-to-Unlock, and Apple Watch support.
- Safety Monitoring: Features a "monitor" button for checking the entrance camera at any time.
-

The app allows users to log in via QR code, SMS, or username/password. It is designed for residents in apartment buildings and single-family houses.

Your email of March 11 does not show awareness of what Akuvox is as stated above. I believe the smart plus app is what the owner of the property told tenants to use. The app supplied by the owner states "live video calling with visitors, allowing two way communication." This is what was supplied to some tenants so your email of March 11 is not accurate. I know that Brian Vasquez is new to the property and he was not here in 2023 when the Akuvox occurred. The smartphone app says on the first line "live video calling with visitors, allowing two way communication." Is your letter denying this because this is the information that was given to certain tenants, but not to me by the owner. Live video calling.

Are you denying the existence of the smart plus app and also the MyQ community?

1. In 2014, the owner did major renovations to this property to the electrical and plumbing systems and to all of the units except units 5, 8, and mine #9. The owner applied for a capital improvement rent increase which he received and tenants like myself had to pay from 2015 to 2020 rent increase even though we were not given a working Intercom in our unit and the one that was in the unit was never repaired.
2. By March and April in 2023, I was requesting from the landlord a reasonable housing accommodation. I communicate with the landlord in April 2023 via email.
3. Before May 2023, all units except mine, units 5 and 8, had working Intercoms. These were wired systems but no video.
4. My pictures show that on May 19, 2023, the owner was removing the intercom system from the front of the building and replacing it with a new system called AKUVOX. That system has video as well as audio functions.
5. On round June 1, 2023 some tenants received an email from the manufacturer that they could use the AKUVOX system by signing up for the smart plus app.
6. The applicable building code in 2022 required an interface in each unit or also known as an indoor monitor. The owner in 2023 did not install indoor monitors to any of the units, although some tenants did have a Wi-Fi connection

included in the rent. Advertisements can be seen on the Internet, saying that some tenants would receive Wi-Fi included in the rent. I was never giving a free Wi-Fi in my unit.

7. Bryan Vasquez claims that there is no Akuvox intercom audio or visual to the units occupied by tenants. When was this first announced to all tenants and by what method letter or email or otherwise.

8. This represents continuing, persistent, ongoing denial of reasonable accommodation, and denial of housing services to myself as tenant.

9. I talked with a representative from the AKUVOX system today. They explained that the audio and visual capabilities are built into the E 16 unit that appears at 1522 HiPoint Street, and that there is no way that the owner can turn off the camera on that device or at this location. He explained that the tenant can use the audio and video by going to the AKUVOX app or by using an indoor monitor in their unit. It is correctly presumed that an indoor monitor will require a cellular or Wi-Fi connection in order to work.

Your email indicates the owner continues to be in violation of the city and state building codes in the matter of two way communication interface to tenants, that is a legal requirement.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, March 17, 2026 at 05:09:27 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Here are the Wifi addresses at this address. I have not been given the password to use them.

**WiFi addresses at this property
Which tenants have access? Do you have access?**

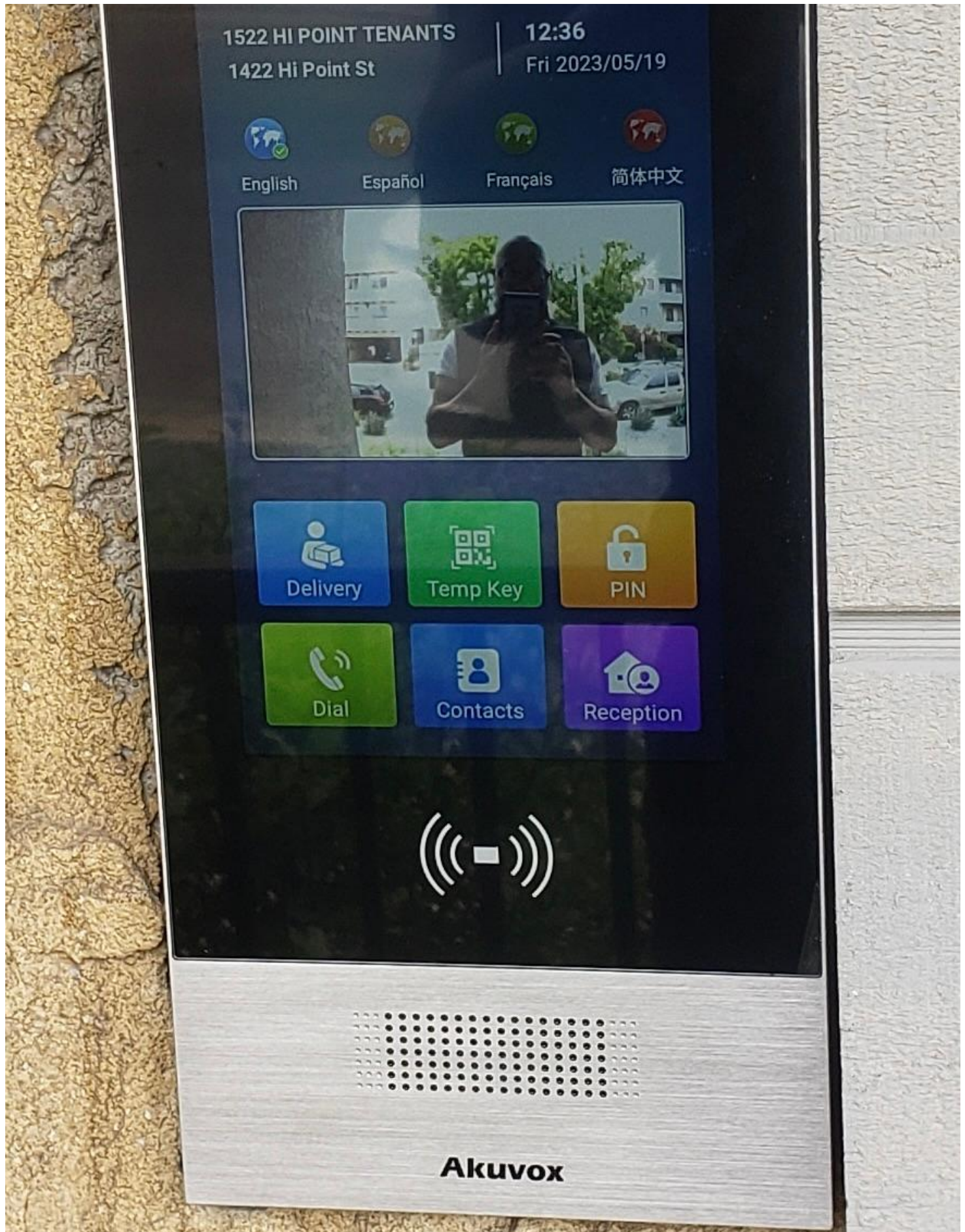
Hi-Point-General

Hi-Point-Guest

Hi-Point-Residents

This is taken from the Akuvox website. I think the camera functionality is located offsite. An Indoor monitor would allow the tenant to access the cameras that are onsite but from a remote account setup. So while the camera here may not work as Vasquez alleges as resident manager, the Akuvox office is utilizing the cameras here and at a remote location that tenants would access thru the indoor monitor. According to Akuvox, the cameras do work at this location.







The Akuvox E16 is a feature-packed video door phone with facial recognition, access control, temperature, mask detection and more

This 5 inch facial recognition door phone designed for commercial and residential applications. Featuring touchless building access, wireless communication, 1 output relay, Wiegand, RS485, TF card slot, a camera, built-in reader, and a 20,000 face and card capacity on its 7-inch touch screen display, it ensures excellent intercom communication and versatile access control.

Specifications

- 5" Touch Screen
- Dual Cameras
- Facial Recognition
- NFC
- RFID
- Bluetooth
- Expandable for Temperature Detection
- IP65

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, March 17, 2026 at 02:26:37 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

MR. SCOTT:

As regards City Los Angeles Case number DIS0002519 with the city Civil Rights Department.

1. I have reviewed your response below.
2. I verify that in summary my original complaint to you February 28, 2026, included five attachments. The brunt of the complaint was my doctor letters to the owner supporting my disabilities as a Black American and city resident, my requests for reasonable housing accommodation re indoor monitor and interface for the Akuvox system, my request for accessible parking, and my request for accessible unit door entry peephole.
3. I subsequently emailed you more documents on Feb 13, 2026.
3. In my March 10 email to you, which you replied to, I mentioned "I believe the requested handicapped parking stall and intercom are under the Building Code as "Accessibility" requirements, section 11B-708.4.2 for example requires indoor interface (monitor) to use the Akuvox. Owner has not supplied the monitor so I have no way to use Akuvox. Also see Building Code 11A Housing Accessibility and any code sections in effect when building was built."
4. So you have actual and constructive knowledge that the Akuvox requires a monitor indoor interface, is a legal "accessibility" requirement----and if you looked that up, the code requires audio and video into the tenant unit. I believe that code requirement arised in 2022 and the system here was installed in 2023.
5. In the photos I supplied by email, you can see the video capability because a person----- me can clearly be seen in the camera of the device.
6. Your response below is abuse of authority and abuse of discretion, because it ignores the building code requirements, ignores my request for reasonable indoor monitor, reasonable accessible parking and reasonable accessible unit wheechair height peephole. **I do not have audio or video intercom connection in my apartment.**
7. The word "intercom" means there has to be a voice connection---and sometimes audio---from the common area front of the building and the tenant unit. Intercom in the building code is described as "two way communication."
8. The system is called Akuvox door entry intercom system, if you look at their website. I explain this because the door entry can be used separately, or the door entry can be used as part of the intercom function.
9. Mr. Thomas Khammar, who is the boss of Mr. Vasquez, has said repeatedly that the intercom function is working and that my roommate used it 27 times. Not true of course, but I am comparing that to what you said that Vasquez said. Vasquez is 2 months new to the property so maybe he does not know.

10. Barring the fact that there is a camera screen on the Akuvox, Mr. Vasquez may be correct and that would mean that Mr. Khammar is not telling the truth.

11. Your email seems to say that the intercom is being used for door entry. Not sure how you can use the intercom for door entry if there is no audio or visual to identify who is there; your email does not say that there is audio interaction. An intercom is audio communication, or audio and video.

12. I am forwarding this to the code violation department because the statement of Vasquez proves that the Akuvox system intercom does not comply with the city and building code which requires the system to have audio and visual interface or capability and to a connection inside the unit. Audio or visual, your email admits there is no connection from the front of the common area to any device inside the unit. This is problematic to myself and all tenants.

13. Add another layer is that yesterday, code violation inspector Alan Christenson said that the intercom function audio and visual is accessed by using an owner supplied cell phone; Alan did not actually test the system using his cell phone, but he identified that there is visual capability.

14. So who is telling the truth in this picture? You? Alan? Vasquez? Akuvox? Me?

15. Your letter does not indicate is there audio capability from the common area to tenants, only that the system does not work for the intercom. I remind you that a door entry code is not an intercom.

Your letter is not acceptable as an "investigation".

All rights reserved.

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

On Wednesday, March 11, 2026 at 11:44:02 AM PDT, LA City SNow <cityoflaprod@service-now.com> wrote:

Good afternoon Mr. Geary Johnson,

This is Special Investigator Tom Scott with the Los Angeles Civil Rights Department, and I am reaching out to you to advise you that I have spoken with Mr. Brian Vasquez and this is what I have discovered. I asked Mr. Vasquez if Mr. Vasquez was familiar with the intercom system that is presently installed at the building where you are residing. Mr. Vasquez advised that he was. 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. The intercom is basically set up as a way of accessing the building without having to use a key to enter the door. Each tenant is provided a PIN number for the door and once the PIN number is put into the system the door will automatically unlock allowing entry. I then asked if there were cameras set up at the entry points that would allow a tenant to be able to view who was attempting to enter the building. Mr. Vasquez advised that there are currently four (4) cameras at the location positioned at the main entrance, rear entrance, rear stairwell and laundry room. Those cameras are sync through an App that is for management and security only. No tenant has been granted access to this App. 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. Mr. Vasquez advised that is correct. I trust this is helpful to you Mr. Johnson. Thank you.

Regards,

Tom Scott, Special Investigator

--
Regards,

Thomas Scott, Special Investigator
Los Angeles Civil Rights Department
Los Angeles, California 90012
Office: (213) 407-5144
Office: (213) 978-1845
Email: Thomas.Scott@lacity.org

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A state and city building code require that the property owner Hi Point 1522 LLC install an indoor monitor in each unit. He has refused to do so. For him to try to make the tenants pay for the use of the intercom system is an action of fraud.

Via facsimile, us mail, and email
To Hi Point 1522 LLC

Mr. Thomas Khammar, agent for Hi Point 1522 LLC:

I have received your letter dated February 11, 2026 as it was posted to my apartment door. I'm glad you took advantage of a different way to deliver communication to me since you do not seem to have any expertise with the email or fax systems. Your letter is not acceptable as a resolution to the issues at hand, nor is it acceptable to the damages that have occurred. Since this is a city rent control building and since this building and owner receive government assistance, I feel it is prudent to send my response to those government agencies also.

You mentioned the letter from [REDACTED] and you claim it was sent to you for the first time on February 5, 2026. You claim "the letter is submitted in support of your request for a reasonable accommodation regarding the Intercom system in the building where you reside located at 1522 Hi Point St., and your parking space at the subject building. We further acknowledge receipt of materials for the same subject request sent concurrently with Dr. Tripp letter. As you know, we responded to the primary materials as part of the most recent lawsuit you bought concerning those same issues, which was instigated at or about the same time the prior material first submitted." Disability or reasonable accommodation was not a cause of action for the August filed lawsuit. You did not respond to my request for a handicapped parking stall. The four page letter faxed to you, in major part is not responded to by you. You claim your December court filing addresses these issues but you did not receive the four page letter until February 5 by fax so therefore much of the issues were not addressed in your court filing. **The February 5 fax therefore is new evidence not before the Court.**

My previous requests were entitled to confidentiality; you are in violation of my privacy rights by filing your response with the court if it indeed addresses my medical ailments.

Let me try to clear up your confusion here because it misrepresents the facts.

1. I agree that the [REDACTED] pp letter was sent to you Feb 5 even though dated prior. I did not have it in my possession in December 2025 as my ailments are still developing. Nevertheless, the last hearing in this matter was on January 6, 2026, therefore the letter that you received on February 5, 2026 represents new evidence that could not be presented at the January 6 hearing or before. As you know, the time for presenting evidence had already expired before January 6. You are admitting that your fax system works because these documents were sent to you by fax. You failed to mention the specificity of the disabled auto placard in the doctor diagnosis, also the wheelchair receipt and order. The August 11, 2025 letter from [REDACTED] was never responded by you in a timely manner. My letter of February 5 via fax and support is essentially ignored by you. The April 12, 2023 letter from [REDACTED] was not responded by you in a timely matter. That letter could not be included in the 2022 lawsuit because it represented new evidence.
2. The disability complaints were not the subject of my complaint in the case ending in 3297. Since they were not presented as evidence or in the complaint, they cannot be adjudicated on. You never served your documents on me, and I received them only by going to the court website. The fax indicate that your documents never reach me and they were never served on me properly. I don't really have responsibility to acknowledge them. Nevertheless, you chose to make that response a public document when such matters are entitled to confidentiality so you have violated my rights in regard. I acknowledge your filing with the court improper as much as it was because there's no allowance in small claims

court for such type documents or rebuttal, but I will acknowledge it at a future time. Just on the surface from your today letter, February 11, whatever you have to say in that letter court filed declaration is not acceptable as a resolution.

3. I know it may not be clear to you, but you cannot send documents to me under somebody else's name without me, knowing that you're going to use that person's name and address to send documents to me because otherwise those documents will be disregarded as junk or spam mail. Since I did not know that you were sending me documents by some type of document service, I did not receive any mail and the mail was discarded or refused because I did not know who it was from and I did contact you at the time asking was the certified mail coming from you from unknown address, but you did not respond to me. Nevertheless, your documents were never served on me and whatever service you were using that claims that they were sent by certified now has been verified from the Postal Service that those document were returned to your agent, therefore they never reached me. That it would be untruthful to say that you serve me with the documents which she did not. There's also no indication by you that you serve them by first class mail because you served them by certified mail so I didn't get the certified mail nor did I get the first class mail. You are not being truthful in your narrative. The USPS verified the certified mail was returned to you unopened. The USPS verified there were no documents from you or your agent served by first class mail. Your purpose was to engage in unlawful deception.

I address your second paragraph. You claim res judicata and collateral estoppel. You are incorrect. As addressed to the court by my documentation exhibits, res judicata does not apply when the defendant are not the same and it does not apply if the facts are not the same. Collateral estoppel is in the same category and that it does not apply because you have admitted that some of the documentation you were talking about occurred after the court jurisdiction had stopped in other words the letter from Dr. [REDACTED] received after the court had already had its last hearing on the matter, therefore could not be presented. The [REDACTED] letter is new evidence.

You claim, "we responded to the prior materials as part of the most recent lawsuit, you bought concerning the same issues which was indicated at her about the same time the prior materials were first submitted." That is non sensical. The lawsuit was filed around August 2025. The letter from Dr. [REDACTED] 4/12/2023 so that date is no where near August 2025. My first request for reasonable accommodation occurred 11/2/2022 email to you and resulted in CRD case 202211-18872714. The CRD said they spoke with you. There was no response to that RA request. Before August 2025, how many emails and faxes did you receive from me as regards my disability?

The matter of the Intercom and the matter of the tandem parking is still a changing situation, depending on whether you're going to supply the indoor monitor or not, and whether there are tandem stalls available or not tandem stalls available. Tenants come and go and the availability of parking becomes "new evidence" to continue to file code violation complaints. You also are engaged in representing that this matter is about the current parking stall that we have, but it's about how to qualify for a tandem two car parking stall, which you have a number of them available that are not being used. You neither admit nor deny this. I am the best evidence of this because I live there while you do not. As indicated to the court, where there is continuing damages and contractual obligations such as a rental agreement, and in this case a month-to-month rental agreement, and where there is new evidence of violation of the law, res judicata does not apply. You claim "you previously lost two prior lawsuits concerning the same issues and thus the most recent case concern these issues would be barred by res judicata and collateral estoppel." But this is incorrect because at the last hearing, the judge said that she was going to hear the matter because there was new evidence which I had presented, therefore, she rejected your claim therefore, the court rejected your claim of res judicata and collateral.

THREE PREVIOUS CASES and the three victories in my favor

City government employees have also gotten this information wrong because they are biased against myself as a Black tenant with a disability. As I have said before: case 19STSC14394 judgment entered July 2, 2021. Parties are Johnson versus Power Property Management Inc. and Hi Point Apts LLC. In this case, the defendant counter sued me. The court ruled in favor of Hi Point 1522 Apts LLC and said they do not owe me any money. However, the court dismissed defendant Power Property Management without prejudice. This means I'm allowed to sue again Power Property Management and anyone they are privy to which in this case would be Hi Point 1522 LLC, and sue for the same facts. At the same time, Power Property Management counter sued me for money damages, presumably over the intercom and the tandem parking. The court ruled in my favor and said I do not owe them any money. That was a victory for me. **Two victories in my favor.** Thus the court essentially ruled that the current owner being privy to Power Property Management, cannot charge me for the Intercom system and cannot charge me for the tandem parking, as they are trying to do now. So the matter of being able to charge me or not charge me has already been adjudicated in my favor. I know that is something that the city officials do not want to hear, but that is what the record says.

The next case was case ending in 21STSC04574. This case was also against defendant Hi Point Apts LLC, same as case 4394, with a new set of facts. The court issued judgment in my favor. Ordered Feb 16, 2022. **A third victory for me.**

The third case ending in was against a different party, named Hi Point 1522 LLC. Case 21STSC04819. The judge claimed that this was the same party as case number 4394 but that was an incorrect statement because both cases are different parties.

RES JUDICATA IMO DOES NOT APPLY BECAUSE THE PARTIES ARE NOT THE SAME.

The judge did admit that the time frame was different and there was new evidence. The the judge dismissed the case and favored the defendants claiming res judicata to case 4394. that ruling was incorrect and not supported by law because you cannot claim res JUDICATA if the defendants are not the same as in this case. Also, in case 4394, Power Property Management AS defendant and proving to the current property owner was dismissed without prejudice, which was a win for me. If the court is claiming res judicata, then she would have to say and recognize that in case 4394 there was a victory in my favor in that I do not owe Power Property Management any money. So in my opinion, it was unclear what was the relationship between the 4819 case and the 4394 case in that there were two rulings in the 4394 case in my favor. I'm not sure, especially since the parties were different as to what the judge is claiming amounts to res Judicata. There cannot be res judicata if the parties are different and if the facts are different, as in both those cases. Ordered 6/30/22. This is essentially why they allow me to go into court again and again.

Response to Khammar third paragraph

The inspection by the city code enforcement department is biased and discriminatory against me as a black tenant with a disability. In addition, the code enforcement decision by Steven Harrison does not comply with the state and local building codes that require an intercom system and an interface or indoor monitor in each unit. **Subsequently a claim for damages has been filed against the city of Los Angeles. Hi Point 1522 LLC is named in that claim.**

Respond to Khammar fourth paragraph

Khammar claims that the intercom system is functioning. That is not true as proven by the verifiable video evidence that I have presented on a number of occasions to the owner and to

the city government and to the public. Khammar claims “your roommate is registered with and has been regularly using the Intercom from your unit. This evidence was also present to the court and conjunction with your most recent lawsuit and is in your possession.” Mr. Khammar seems to think, and I guess the city government agreed with him, that all Blacks look alike and all Blacks are also act alike and when he talks to one Black, he’s talking to all Blacks, but my roommate and myself are two separate people and two different people, and his actions are not intended to be my actions, and my actions are not intended to be his actions nevertheless, Mr. Khammar’s racial bias is noted in that regard. The Judge, stated very clearly that what you presented to the court was not considered to be evidence, but in your letter you claim, “This evidence was preferred at the most recent small claims trial and is in your possession. Again, the Judge said it was not evidence because it was not filed as evidence. Your filed documents did not comply with the courts motion practice either, and it appears that some of the documents may have been a violation of my confidential privacy rights, which would result in another cause of action against the owner. Mr. Khammar, who seems to be of less than average intelligence, seems not to understand that there are numerous functions on the AKUVOX system, and that since he has little experience in these things, doesn’t understand that the intercom function is separate from the door entry function. But he has alleged that my roommate did was actually use the door entry system which he does probably five days a week. There’s no evidence presented by Mr. Khammar that my roommate has used the intercom system function. It’s very clear if you can see the document. Mr. Khammar, who is a frequent liar, document shows the “action” as “call” (intercom button I guess) the response as none.(—) and then the separate “door release” – “action” pin unlock – response “success”. There’s no indication here that anyone is using the intercom system and that is the statements here by Mr. Khammar that he can just lie, cheat and steal and just get away with it because of Mayor Karen Bass and city council members pattern and practice racial discrimination.

Khammar claims that what [REDACTED] g said “was specifically addressed at the trial for the most recent lawsuit.” I don’t believe that the unofficial transcript claims that what Dr. [REDACTED] was addressed nevertheless that would be a confidential conversation that should’ve not ben filed with the court. Khammar has no grounds to even file anything with the court talking about a disability because I didn’t put that into my complaint. Khammar claims “you are in fact, assigned a parking space at the subject building“. Again, Khammar is engaged in lying, cheating and stealing in deception because the issue at hand is not whether we have a parking spot or not. The issue is how can we get a tandem parking install which is a two car stall which we did have at one time for four years, and Mr. Khammar would be aware of that because he was there some of that time as management company. Nevertheless, an owner cannot discriminate against a tenant by denying them the opportunity to get housing services that are clearly available as in this case. I have presented at least two letters from medical professionals requesting these specific tandem parking stall. I have every right to ask for assignment to a tandem parking stall and I have every right to ask that I’d be moved from a single stall to a two car stall. I have every right to do so and yet you constantly deny me, even though you have the written document from the previous owner that I am entitled to the tandem Parking stall upon paying the \$50 and being first come first serve. That is a condition as the current owner that you are supposed to be following. Nevertheless, I do as a part of my rent payment already paid for the parking and the intercom system to be repaired or whatever the parts are needed. The rental agreement with you does not provide for any cost that you can demand for parking. As such, you are breaching the rent agreement by claiming the \$150.

YOUR PARAGRAPH STARTING WITH NOT WITHSTANDING THE FACT

Mr. Khammar says, without any reference or evidence, “not withstanding the fact the courts on multiple occasions plus the LAHD have rejected that suggestion, we submit your request also amounts to an undue financial administrative burden, and especially when the Intercom works.” The problem here is that it is Mr. Khammar, who has said that the tenants should use

their cell phone and Wi-Fi. I'm not sure what he is talking about when he says the police, but the police have advised against using the cell phone and Wi-Fi and I have the flyer from the police department. So I'm not sure what Khammar is taking about because he's the one that says that tenants should use their own cell phone and Wi-Fi, which is an invasion of tenant privacy. I cannot understand why this would be an undue financial and administrative burden when the previous Intercom system that was there had an indoor monitor of sorts and we didn't have to pay extra \$\$\$ to use it. It was already included in the rent. So it seems if this is a so-called upgrade of the system then it should be on the same basis as the old system that we don't have to pay any extra money that that money for installation repair is already included in the rent. The owner receives about \$1800 from this unit every month and the owner is a millionaire so I don't see why this would be an undue financial administrative burden unless we can see a copy of their financial records. Mr. Khammar is required to install an indoor monitor in each unit by law, and the law does not say that the tenant have to bear the burden of that cost. He installed the Akuvox system on the outside of the building and he did not charge tenants any money nor did they say they would be in charge to tenants to use the system. I do not have in my unit at the indoor monitor that is required by law and Mr. Khammar is claiming he doesn't have the money. What a big big big liar. My rent money includes the Akuvox system and the parts to make it work.

Mr. Khammar states that the owner is agreeable to rent you an extra tandem parking space at the rate of \$150 per month. The city requires the 27 Park stalls at this building so I'm not sure what Mr. Khammar means by extra. What I mean by extra is that there are no extra stalls because this is assigned parking. Every tenant is entitled to a parking stall and at no extra charge. So Mr. Khammar would need to explain where does the \$150 come from being that I was previously told by **the rent agreement that parking is included in the rent** and there's no indication in the rent agreement that stall number eight is a single stall or a tandem stall and there's no indication in the rent agreement that the owner can charge a fee for parking. . I think that Mr. Khammar is without authority to charge \$150. Nevertheless, I do note That when Mr. Khammar appeared before the court, he said he was not sure about the 1\$50 so since he was not sure of the \$150 , then the court did not have jurisdiction and therefore at this point the \$150 if that's what Mr. Khammar is saying, becomes new evidence for a new lawsuit against the Owner Since the \$150 was not adjudicated by the court. Again, Mr. Khammar is lying when he says that providing the space for free presents an undue financial burden. How can it be an undue financial burden when he has 18 tenants in parking for 27 cars. He has extra stalls that are not being used so how is it a financial burden? If he switches me from my current free parking stall, to a free two car stall, how does that represent a Financial burden? He will still have an available parking stall. Which tenants by apartment number are currently paying the \$150 for parking?

I do know that other than rent increases, and court filings this is probably the only communication I've gotten from Mr. Khammar in reference to these matters over probably since 2014. I can note that due to past rulings of the court, which many courts on the state and federal level do not consider small claims actions to have res judicata status, the court has already ruled that the owner of the property cannot charge us any money for the tandem parking or the Intercom system. **I believe it is also local housing law or practice that the owner cannot charge us to use the Intercom system.**

I will be forwarding this response and your letter to the disability department of the city of Los Angeles.

A state and city building code require that the property owner Mr. Khammar install a indoor monitor in each unit. He has refused to do so. For him to try to make the tenants pay for the use of the intercom system is an action of fraud.

Fraud is exception to res judicata

Fraud, Deceit, and Misrepresentation

Fraud in a contract consists of the promisor giving apparent consent against his or her free will.

Furthermore, a “promise made without any intention of performing it constitutes fraud” *Union Flower Mkt. v. S. Cal. Flower Mkt.* (1938) 10 Cal. 2d 671, 676

- “[W]hen defendant has asserted the statute of limitation defense, the plaintiff has the burden of proof to show his or her claims are timely under the continuing violation doctrine.” (Jumaane, supra, 241 Cal.App.4th at p. 1402.)

- “Under the continuing violation doctrine, a plaintiff may recover for unlawful acts occurring outside the limitations period if they continued into that period. The continuing violation doctrine requires proof that (1) the defendant’s actions inside and outside the limitations period are sufficiently similar in kind; (2) those actions occurred with sufficient frequency; and (3) those actions have not acquired a degree of permanence.” (*Wassmann v. South Orange County Community College Dist.* (2018) 24 Cal.App.5th 825, 850-851 [234 Cal.Rptr.3d 712], internal citations omitted.)

Continuing obligations is exception to res judicata.

Further, I shall examine prior lawsuits because you’re not indicating which two prior lawsuits that you are speaking of.

“Yes, your honor. I was told that the cost was \$50 (for tandem parking). That's what I was told repeatedly in writing by the previous owner and my roommate is not, is not using the intercom system.” **Johnson From Jan 6 hearing.**

“I believe, and I can't be quoted on it. So I have to work with the ownership on this \$150 a month. This would be a separate, uh, agreement that he or his roommate would have to sign.” Khammar Jan. 6.

IMO, Legally speaking there is no such thing as a “separate” agreement. The rent agreement says that that is the only agreement.

As for the request for an accommodation, your legal responsibility if you decide to reject the request is to offer a reasonable alternative. Being that you have not offered a different effective accommodation, then you are liable for denying a reasonable accommodation. The matter continues.

My request to you for accommodation includes five documents from medical professionals and my four page request letter.

Since I have a rental agreement, this represents continuing obligations, and for housing services denied, it represents continuing damages. My continuing rent payments are for the parking and repairs and services and rent so my rent payments represent new evidence. The owner claimed that the last court hearing that he did not know if it was \$150 or not for the parking but now in his February 11 letter he is saying that the parking is \$150. That represents new evidence which was not bought before the court by January 6, 2026, therefore that evidence entitles me to file a new lawsuit against the owner.

All rights reserved to revise or modify this response.

/s/ Geary J. Johnson

1522 Hi Point St 9
Los Angeles. CA. 90035

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

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

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

Geary J. Johnson vs Hi Point 1522 LLC

Superior Court Small Claims Case 25STSC03297

Los Angeles, CA. 90012

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

You may begin.

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

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

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

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

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

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

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

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

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

[Commissioner Emma Castro] (10:34 - 10:36)
All right. So, um, that email, is that in evidence?

[Defendant Hi Point 1522 LLC thru Khammar] (10:37 - 10:41)
It is part of, it is labeled exhibit C one moment.

[Commissioner Emma Castro] (11:08 - 11:09)
I have it. All right.

[Defendant Hi Point 1522 LLC thru Khammar] (11:09 - 13:01)
Uh, exhibit a, and I apologize. So that's fine. So exhibit a and B for your request from the hearing was you wanted proof that his roommate is using the intercom.

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

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

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

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

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

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

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

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

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

[Commissioner Emma Castro] (13:02 - 13:03)
How many units are in your building?

[Defendant Hi Point 1522 LLC thru Khammar] (13:04 - 13:10)
Um, 18 or 19. I could be wrong. Hold on.

I can double check 18, 18 units.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I'm sorry. Last name. Khammar.

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

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

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

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

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

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

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

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

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

A party can file whatever they want.

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

Okay.

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

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

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

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

[Plaintiff Geary Johnson] (18:50 - 22:45)
Thank you, Your Honor. You too. Thank you.

[Judge Emma Castro]
You're welcome.

KHAMMAR SHOWS HATRED FOR BLACK TENANTS WHO COMPLAIN

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

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

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

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

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

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

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

Notes:

Exceptions to the California Invasion of Privacy Act

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

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

Link showing Intercom does not work:

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



Stay Informed: January 2026 Investor Update

1 message

Brent Parsons <brent@powercapitalgrp.com>
To:

Thu, Jan 8, 2026 at 10:32 AM

Do Not Hire

[View in Browser](#)



As we begin 2026, we are assessing **current market conditions**, highlighting the **stability of the Texas multifamily market**, and outlining how **investment decisions** are being guided in the year ahead.

These updates reflect Power Capital Group's continued focus on fundamentals, risk management, and long-t creation.



The housing market enters 2026 in a period of gradual adjustment rather than rapid change.

BRENT PARSONS
Managing Partner
310-593-3955 ext. 24
brent@powercapitalgrp.com

THOMAS KHAMMAR
Managing Partner
310-593-3955 ext. 23
thomas@powercapitalgrp.com

POWER CAPITAL GROUP
powercapitalgrp.com 8885 Venice Blvd. Suite 205 Los Angeles CA 90034

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Benjamin Renkainen <benjamin@powerpropertygrp.com>

1522 Hi Point Inspection

Steven Harrison <steven.harrison@lacity.org>

Tue, Dec 16, 2025 at 2:04 PM

To: Benjamin Renkainen <benjamin@powerpropertygrp.com>

Cc: Fabian Gonzalez <fabian.gonzalez@lacity.org>, Bessy Cerna <maintenance@powerpropertygrp.com>, Luis Rodriguez <luis@powerpropertygrp.com>

Good afternoon Mr. Renkainen,

Code Enforcement has reviewed and accepted your response and repair effort for the updated intercom system provided for the residents through our Re-Inspection activities conducted thus far.

There will be no further code enforcement oversight of the intercom issue - it has been cleared from this SCEP Inspection process. With that said, there will be no requirement to notice the tenant for access at unit 9 for the scheduled re-inspection with Inspector Gonzalez on 1/6/2026 @ 1:30PM. Only units 6 and 10 are required for access to confirm the full compliance status of the items as you have indicated in your earlier email for those two units.

Thank you for your compliance efforts and for your cooperation with the department in the Systematic Code Enforcement Program.

[Quoted text hidden]

--

Steven Harrison

Senior Housing Inspector

Regulatory Code & Compliance Bureau
South Regional/CODE ENFORCEMENT/SCEP
Los Angeles Housing Department
E: steven.harrison@lacity.org
C: 213.663.4349





Davey GJuanvaldez <hairylegs27@gmail.com>

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

1 message

G Johnson <tainmount@sbcglobal.net>

Sun, Jun 29, 2025 at 8:59 PM

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

To: "marke.bridge@lacity.org" <marke.bridge@lacity.org>, Vatche Kasumyan <vatche.kasumyan@lacity.org>, Germain Mendoza <germain.mendoza@lacity.org>, Masiss Andriasian <masiss.andriasian@lacity.org>, Cynthia Reynoso <cynthia@powerpropertygrp.com>, Thomas Khammar <thomas@powerpropertygrp.com>

Cc: "mayor.helpdesk@lacity.org" <mayor.helpdesk@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.Nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriquez@lacity.org" <councilmember.rodriquez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.Jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, Kasandra Harris Resident Manager 1522 <highpoint1522@gmail.com>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, "frontdesk@powerpropertygrp.com" <frontdesk@powerpropertygrp.com>, "Cc: controller.mejia@lacity.org" <controller.mejia@lacity.org>, "DOD.Contact@lacity.org" <dod.contact@lacity.org>, "aoa.crsa@aoausa.com" <aoa.crsa@aoausa.com>, "ARAM.AVEDISIAN@LACITY.ORG" <aram.avedisian@lacity.org>, "ERIC.BANE@LACITY.ORG" <eric.bane@lacity.org>, "DORAN.BOBADILLA@LACITY.ORG" <doran.bobadilla@lacity.org>

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

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

PowerPropertyFreeHighSpeed
Hi Point Management
Hi Point HOA Spectrum

ANOTHER TENANT WAS ASSIGNED TO PARK IN STALL 8

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

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

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

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

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

TENANTS UNIT 9 ARE ENTITLED TO TANDEM PARKING SAYS THE OWNER

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

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

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

All rights reserved.

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

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

Attached

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



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

239K

Department at I 23 stcp 0068.
2024-6-25 HG transcript for PC Comments case 00644

Good morning, your honor. Deborah brighthub for respondents.
Good morning, your honor. Gary Johnson, petitioner pro se.
Mister johnson, miss Brighthouse.
Good morning, your honor.
1522 Ilc.
15.

Okay, so this is here on the trial of mister johnson's claim for davis with respect to an intercom and tandem parking. Pardon me? At his unit, number nine in the premises owned by rail party high point to the high point.
Hi Point 1522 IIC. That's, your honor.

Which changed from a, it was, I.
Believe, high point apartments, IIC. My client purchased the property in around April of 2021.

Okay. All right. So I've read the party's briefs. I've read the sites that are cited in the party's briefs prepared to hear argument. I will take the case under submission and rule later this week.
Probably.
So.

Mister JOHNSON, , you can assume that I have read everything that you have written in your briefs. You may highlight or add to it in argument now.

Okay, thank your honor. I wasn't.
I did read the courts, I think the one of the last hearings, and I read the. Let's see. Well anyway, I read that the court said that the matter was going to be decided on the papers, so I was not really prepared to give argument today. But I do have a few things I can say.

Okay.

I am a citizen of the United States of America and I am a resident of the state of California. The rent agreement does not specify that stall number eight is a single parking stall, or it could be a tandem parking stall. But the rent agreement does say very clear parking for space one and space two. So I think the presumption of the conduct of the parties would be that the parking was to be parking for two cars for myself and my roommate. I think the owner at some point has interpreted.
The current owner has interpreted that I do in fact have a tandem parking stall already, but that is not the truth. But I did have one, as the record shows, for four years and currently only have parking for one car, and that is shared by myself and my roommate.

And last, I would just like to quote the municipal code, which it is quoted in the administrative record and it is quoted in the reply brief, my reply brief on page three. And I just like to read this one section. And before I read the section, I note that this section in the La municipal code does not say that services have to be in the rent agreement. It does not say they have to be specifically listed in the rent agreement. And I believe it would be an abuse of authority and abuse of discretion as the housing department has taken the position, I believe they've taken the position that they have no authority over the matter simply because the services are not listed in the rent agreement.

So I want to read this one section. It's La municipal code section 151.02, definition of housing services. And that is what gives the housing department the authority to enforce it. It says housing services are services that are connected with the use or occupancy of a rental unit, including, but not limited to utilities, ordinary repairs or replacement and maintenance, including repainting. The term also includes elevator service, laundry facilities, privileges, food service, parking, and any other benefits, privileges, or facilities, end of quote.

So that's basically my. My oral test. Oral test? Me for the record today, your honor.

Okay.

Thank you, your honor.

The city will submit at this point and wait for the decision. The city would add in response that it definitely has jurisdiction over potential petitioner's RSO complaint concerning his rent stabilized unit. Not only is there no cognizable. Right. As thoroughly briefed in the city's paper, respectfully, the lease does control this residential unit. That's amply briefed. The lease, that's the operative lease, is administrative record one, site 172, which is cited in the papers. And lastly, your honor, on the issues of res, judicata and collateral of Stockholm, concerning the three prior identical RSO complaints, raise the additional issues that weren't briefed as due time. Bar, could that the city. And that's in the papers as well. The opposition papers.

I actually have a couple of questions for you.

One thing I note, you did not argue res judicata or collateral estoppel from the not res judicata, but maybe collateral estoppel from the small claims judgment.

Right on page six of the opposition brief argument. D, one for raised res judicata and collateral estoppel. I argued them both as to the prior RSO complaints.

Right.

And also as to. That's correct, but not as to. Well, as to the small claims complaint. Yes. Collateral estoppel, he's litigated it against the real party.

I didn't see it in there.

I'm going to take. Your honor, I. The real party in interest may have a comment. I'm going to look at my brief right now in the report.

Pretty sure it's not there.

Okay.

Here's the other question I have, which is this is I found this odd. So if you have a rent control issue, I may be using the wrong terminology.

That goes to a general manager's hearing. If you have a tenant relocation assistance issue, that goes to a general manager's hearing. But a reduction in a de facto reduction in rent due to lack of housing services is not entitled to a general manager's hearing. Is there any reason for that?

Your honor, I can't speak specifically as to when each type of hearing is. The city has rules, policies, and and procedures. There are different, as you say, hearings that are required. For instance, THP primary renovation work here at the munition and housing services complaint. I can't speak to that. I would have to brief that the RSO is sufficiently complex.

And that's why the city has procedures on the complaint that the petitioner filed. It allows for department review, followed by a petition for a written mandate. That's what controls this case. This is how all these RSO complaints are handled, which is separate from a THP type issue. The factual predicates for a THP are so very incomplete.

It could be a seismic retrofit. It could be primary renovation work. So I can't just give a generalized answer.

I'm sorry. Okay.

I'm confident that a general manager's hearing is required in the ones that I've discussed and not required here. We agree there is not required here, your honor.

Your honor, may I speak when you get a chance of.

Your honor, let me see if the real party has anything that you want to add.

Just to quickly address mister Johnson's argument is lease.

It's very clear from the face of the lease is a form lease that has the potential to assign two parking spaces. Some of the parking spaces in the building are tandem spaces. Some are single. Mister Johnson was assigned to a single tandem or, sorry, a single space, not a tandem space. Landlord can't simply extend the parking space. That's not how the lot is laid out. There's no room to add one city would have to approve extensions or things like that. It's not a situation where he has any entitlement to attend in space. If there's any means for the landlord to simply add an extra space there.

You agree that the lease rental it's actually entitled rental agreement?

The rental agreement does not address the intercom, right?

The intercom is not listed anywhere. There's testimony that shows the intercom wasn't working when he originally leased the building. My client didn't own the building at that time. My client has since installed a new working intercom for all of the units.

Mister Johnson doesn't like the intercom system, but it is a now a fully functioning intercom since my client constituted those repairs after buying the property.

Is that what's referred to as this door access system.

So what my client has called is the Akuvox system. I believe Mister Johnson has made reference to it. He filed numerous complaints throughout this proceeding, so I'm not sure if that's in his papers or just in the other things that he has filed.

The new system, it is an occupancy call box. What's better about this system is it's kind of like a ring doorbell. You can see who's there, you can look at them on your phone, decide whether you want to buzz them in or not. So it is a more advanced, better system that has been installed. Now Mister Johnson seems to be dissatisfied with, because it is not the push button into the unit that you then push that I don't know that any units have anymore.

Is that what the intercom was?

My understanding, I'm not sure what the intercom was back then. It was an intercom. It just didn't work. It didn't work when the petitioner moved in.

Your honor, respectfully, this subsequent measure that the landlord took in the apartment has never become a cognizable housing service for Mister Gary Johnson because he doesn't avail himself to the cell phone and Internet that's required to hook up to it. So this intercom system that council is describing is not part of the lease. It was never reduced to riding. It was never a housing service that was provided, and Mister Johnson has never availed himself by paying for his own devices to operate the system. So I just want to be clear on the boundaries on this.

These complaints go back. I think it's about 15 years and your honor, you're correct. I did not do the collateral estoppel. As to the small claims, the DfEH for the state of California complaints that all dismissed these similar claims.

So I'm just trying to understand.

He does mention that whatever the auto vox thing, whatever it's called in his briefs and also refers to door access. And I'm just so it is not the same. I guess you've answered my question. It's not the same intercom system. When I think of intercom, I think of. Hello? Who is it.

Buzzing?

Somebody in? Does not necessarily come with an intercom, but maybe it did when it was working back in 2005.

If I may, your honor, that was.

Well performed by client property.

This hockey box system, I believe, was installed around 2023. Mister Johnson's roommate, I believe, utilizes it, but mister Johnson has refused to utilize it. My client, in an attempt to placate him, has previously provided him with a door code. He can provide to his guests so that he can provide access to the system. But he has never

availed himself of the intercom system, and it was never part of his lease or part of his housing service.

Okay, so let me be clear. Although mister Johnson mentions the. What's it called again? Occuvox.

Occuvox.

How to spell that?

I believe it's a k u v o x.

Although I think mister Johnson mentions it. It's not in the record, and you're sort of testifying now, which you can't do. So let me just leave it at that.

JOHNSON

If I. If I may, your honor. If I may, your honor. Oh, sorry. I just wanted to just very briefly respond to what was just said.

I did quote the La municipal code, and what I'm speaking of right now is in my papers, and I did quote that today, saying that the provision of including but not limited to. So my rent agreement. My rent agreement says the same thing. It talks about housing services, and it says including but not limited to, and of course, maintenance. Maintenance.

COURT

You say that. Can you show me in the rental agreement where I agree with you that the code provision you referred to says included but not limited to for housing services? I did not see that in the rental agreement. Can you show me where it is in the rental agreement? AR 172.

Is the rental agreement okay, I have the rent agreement at AR administrative record. 172 to 178. 172 to 178.

Correct. Where in the rental agreement does it say includes but not limited to?

Okay, I'm going to respect to how I'm going to have to go and look. Hold on. I'm just going to have to pull up the rental grid myself so I can tell you which page.

Maybe you're talking about the good condition receipt, which is item six? Yeah, page 174.

Yes, your honor.

Okay, that's.

It says furniture. Go ahead.

I'm fixtures, appliances and equipment provided by the owner and set out in section M. Which section M doesn't list very much. Windows, doors, plumbing and electrical facility facilities, tons, cold water, building grounds and appliances.

But it says include but not limited to in the first part of what you were reading?

Yes, it does.

And it also says accepts the same as is.

And, your honor, this issue that's being discussed is a red herring because this lease controls those housing services available at the inception of the tenancy as briefed in the opposition papers.

I'm aware of that. You don't dispute, Miss Brightopp? That, and Mister Johnson seems very concerned that the parking and the intercom are housing services. You don't dispute they're housing services.

They meet the definition of the municipal code. Housing services.

The intercom is not a housing service for Mister Johnson because it did not exist at the inception of the ten.

That doesn't mean it's not a housing service. It meets the definition of a housing service. Whether that housing service was available at the inception is a different issue. But it's a housing service.

It's a housing service. But whether or not it's cognizable and something that warrants a rent reduction, I guess, is a separate issue. And the answer is most definitely no.

Under the RAF regulations and the RSO, parking is a housing service. The availability of tandem parking or single stall parking is reduced in the lease. In this case, it is in the lease. It's listed under parking space two for space number eight. He was not given tandem parking.

He was also given a notice to vacate. He started using parking, all 14. In 2014. He was given an order to vacate by the landlord. And I did brief this, and I don't want to burden the court with.

With re arguing everything you're telling me.

I am aware of, your honor, if I can say something. Your honor.

Yes, the last thing. So go ahead.

Okay, thank you. Well, you know, the tandem parking is here now. And not to review any civil rights or state laws or even local laws on housing services, but the tandem parking is available, and the owner has to have some type of procedure that enables me to get the tandem parking if it is available. And part of the record does show that I signed an additional agreement in, I guess, 2021. It was an agreement that I was given in 2014 by that owner at that time, saying that if I wanted tandem parking, I could pay an additional \$50, notwithstanding that I already paid for the parking and my rent agreement.

But I could pay an additional 50 and be first come, first serve. The current owner has admitted to receiving that document from me, which was signed, from what I understand in writing, he has admitted that he has the tandem park install available for me. Whether or not he changes the rent agreement, I don't know. I just know that I signed that and he seems to be honoring it. But there's a dispute over whether there's available parking.

Okay, so let me go back to the intercom for just a second. Okay. The previous intercom was manually operated, meaning that you push a button, you push a code, and that's how you get in the unit in my apartment, which is supposed to be connected to the front of the building. That unit was working when I moved in. And according to myself and my

roommate, but the new owner that took over at that time said it wasn't working for other apartments.

So he put in a brand new system. So there was. There was one system in 2010, a new system was put in. In 2014, when that system was put in, that owner did not repair the one in my unit. He did not repair it or did not replace it. Okay, so here we are, 2021, when the current owner takes over, and the current owner, excuse me, owner, in 2023, by 2023, didn't fix the one in my unit. I still had no working intercom. I still had no maintenance to that intercom. Then in 2023, they put in a new system. It's still. The door entry is separate from the intercom. And at that time, they gave me no instruction to use it. They still haven't given me any instruction to use it, even though I've asked them. I got the information from the manufacturer, and the manufacturer said, you have to have a cell phone and you have to have Internet. And I looked at the rent agreement, and the rent agreement says very clearly that I cannot provide housing services because that would be a violation of the rent agreement.

It's the responsibility of the owner to supply all housing services, which includes parts and maintenance. So when they put this new system in, which is called Akuvox, they should have given me the cell phone, they shouldn't give me the Wi Fi to use it, and they have refused to do so. I'm not refusing to use the system. I'm just not going to incur an additional expense to have a smartphone and Internet, which the owner has, of course, misled the court because some of the tenants in the building have been given free Wi Fi by this owner, and they may have been given a free cell phone. I don't know. But anyway, in closing, the owner of the property did extend the parking stall for a previous tenant, who happened to be asian. He extended the parking stall to make it into tandem. Mine can be extended, but the intercom in my unit is not working. The intercom on the outside the building is not connected to my unit, therefore, it's not fully functioning. And as far as the res judicata, previous RSO cases, the court will see very clearly that the previous RSO cases did not mention in their decisions.

They did not mention any of the previous other RSO cases, and that's because each RSO case was based on new evidence and the small claims case that the attorney mentions. As I've stated on the record, those cases that they mentioned were dismissed without prejudice. That's all I have to say.

On the other RSO cases or this case, did the landlord submit evidence.

Or.

Is it just you?

Does the landlord submit evidence? In terms of the RSO case files? There's kind of like, there's no back and forth between myself and housing, so I wouldn't really know unless I clearly looked at the record.

I think that it's clear on the record that all of the RSO cases were different facts and different owners.

Okay.

Your Honor, one thing. Miss Breithough did argue the small claims rescue dicada on page twelve at lines 25 to 28 that I'd like to see. Sorry, your honor.

COURT
I missed that.

Yeah, not really. That whole long thing is that TOPCHIAN correctly decided it because he denied for the following reasons, including res judicata, collateral estoppel from small claims.

COURT

It's not the same thing as arguing to me that they are barred because of small claims judgment.

Your Honor, the. Just in response to whether or not the city did provide evidence, it is brief, but principally, there were declarations or witness statements by two other tenants that were occupying property, and exception.

That was in 2014.

That's when this complaint started.

COURT

I understand that I'm asking for purposes of 1094.5, whether the housing inspector, whatever investigator, whatever he's called, solicited evidence from both sides. It was not clear to me that he or she did. I'm aware that two witness statements were submitted in 2014.

Your honor, there was also the inspector that did the property inspector and pulled all the certificates of occupancy.

That's pursued to a different complaint. Not an RSO complaint.

No. These are the three prior complaints.

LHD complaints are RSO complaints that are referenced.

There was another complaint about parking striping or something where somebody went out and checked the parking strip.

That was the reap complaint. But that information. The rent petitioner has made also a complaint under.

I don't know how he did this, because it doesn't normally happen this way, but he somehow got a rent escrow account complaint opened, and I believe that's what triggered a property inspection and pulling all the building and safety and plot plans for the parking lot.

Absolutely.

All of that was considered by the department representatives, adjudicated this current RSO complaint. The administrative record is as long as it is, because all of the prior evidence that have been adduced from the LAHD investigators and the petitioner were

considered so. And I believe, your honor, this is a 1085, because there was no hearing that was given.

But even so, I think there's substantial evidence to support the agency decision. No abusive discretion, only economic rights that aren't vested nor memorialized in any written agreement. And that these. And just to let the court know, sort of an endnote.

The city just received about two weeks ago, another tort claim under a continuing violation theory for the intercom and tandem parking.

This notion that just alleging different periods of time creates new substantive rights I think is legally erroneous. It's the same primary right. It's been adversely decided, and it should be adversely decided in this writ. Your honor, the city respectfully submit the.

COURT

Mister Johnson refers to the Akuvox entry system in his reply brief at the top of page seven.

But I do not believe the Akuvox is within the scope of this lawsuit. Agree or disagree?

It is. I disagree with that, your honor. The active ox is part of the RSO complaint that was submitted around October of 2023 and decided upon in December of 2023. I believe the active ox was in that RSO complaint in terms of the documentation forwarded to the city.

Okay. Do you agree?

I'm not aware what information was submitted to the city and that RSO complaint?

Well, I guess we can figure when the RSO complaint was in October of 2023.

Around that time, yes.

And when was the Akuvox installed?

Installed is my understanding that they don't have a specific date.

It was installed in around May 1, your honor.

Okay.

Your honor, I did. I did mention in my. In my papers submitted to the court that there was a small claims action where the court ruled in my favor and awarded me, I think, \$500.

So that was okay.

I'm sorry, I didn't know if you saw that.

I did, and then. But then there was a small claims appeal and the decision went the other way. Yeah, I'm aware. It took me a while to figure that out, but I'm aware of that.

Okay. I don't. I don't know. I don't know. I don't know which way the decision went because the ruling and the appeal judge was very confusing and seems like she was repeating the without prejudice claim, so.

Well, there's no without prejudice. I didn't see without prejudice. It seemed to me you won. You won initially, Mister Johnson. Then they won on the appeal, and.

That was because the phone was disconnected from the defendant. We didn't call back in.

Okay.

I didn't know if the supplemental res mentioned that oxyvacor. Your honor, in the court may recall petitioner did file supplemental documents that augmented the record, and he just hasn't submitted anything that substantiates his argument.

Supplemental petition, which I have right here.

Does it mention the occupants? I don't know.

Of course, a petition is not evidence. No talks about the July 3 distribution.

Yeah, it's in there. Page Ar 238 says, line 17, the CE 282421 case contains new evidence that was not addressed in the CE 273 371 case. New evidence that the LAHD decisions does not address is the request for parts, tools, smartphone, and Wi Fi to use the Accuvox app based on system. And then there goes on to discuss personal smartphone and Internet.

And he also mentions that you're on administrative record.

Page 249, when he discusses, he describes his exhibits, and it's in the entry under 2023, June 14.

I do note, your honor, that it appears that the. The respondent and party in interest are admitting that the RSO complaint that they have submitted in 2014, that decision was not based on the accuvox system and that the accuvox system did not come into play until the RSO decision of December 2023. So therefore, the RSO cases are not res judicata.

Well, okay. I think it.

I think you were correct. I think it's pretty obvious that the accuvox was not part of 2014 2015 matters. Okay.

Is there anything else submitted, your honor?

Thank you.

All right. Later this week, I'm not sure. Probably Thursday, I guess I'll issue a decision.

Thank you, your honor.

Your honor, just a matter of procedure.

You're going to issue the decision. Do we have to come to another hearing, or is that no more hearings?

No matter who wins, there'll be an order, show cause rate judgment. And what typically happens is whoever wins prepares the judgment, and if it's approved as the form and it's in acceptable form to me, I sign it. And that order should cause hearing never occurs.

Only if somebody objects to the form of the judgment would there be a hearing on the order. Show cause.

Okay. Thank you, your honor.

Your honor, I did want to just make the court aware, because it's a matter of great concern given to the drialic emails I've received.

I did undertake serving the flash drive identity flash drive that was served on the court three separate times to the petitioner, and each service apparently has been unsuccessful. The first time we went to personally service, they got into the apartment,

did a door knock. Nobody answered the door, and there was foam inside the slot box to put mail. We then brought the flash drive back. I then sent it through the city service, where we can track the mail.

Petitioner never signed for the flash drive. The petitioner notified me he didn't have the flash drive after the second unsuccessful attempt, and we served it through regular mail per his request. Roughly. I don't know, it's roughly. I don't want to be criticized for having the wrong date, but I'm estimating it was roughly about seven days ago, at the beginning of last week.

Petitioner's indicating that he didn't get through regular mail. The third attempted service of the flash drive, because he has some procedure with the mail, with the us mail, whereby he has to approve them delivering mail. So I want to just put that out there because I'm anticipating that being an issue on appeal in this case, and if there's any equivocation that he properly served everything. He also refuses to receive electronic service through email. So I wanted to make that record so that it's abundantly clear that the city has gone beyond due diligence in trying to serve Mister Gary Johnson with the documents and records before the court.

It seems to me you filed a declaration for this.

I did. And I got an email telling me I committed a fraud on the court.

JOHNSON

If I may. If I may.

If I may, your honor. Please, please, please. I did.

COURT

Okay, go ahead.

JOHNSON

I did receive the flash drive around, let's see, the 21 June, which is last Friday, and it was postmarked, I believe, on the 18th.

The city attorney could have saved herself a lot of trouble by just mailing it by a first class mail in the first place, but the city attorney decided to get some type of process server who attempted to really damage the door of my apartment by trying to break into a slot, which was clear, clearly blocked off, because it's not for purposes of mail. Okay, then you tried to get a process server, or not a process server, but some type of service that I guess brings it out and serves it well. The perfect evidence here is that the intercom system does not work. It's not connected to my unit, so even if I was home, I could not get them the notice because the intercom does not work. Okay, so no one was trying to avoid service. All you had to do was put it in the mail and that I was at work. Okay. Or somewhere else that shouldn't be taken against me by you as the city attorney's office.

COURT

Okay, I see the irony, Mister Johnson. All right, thank you.

CITY

And we did get in the building.

Revised - RACISM AND CORRUPTION CITY OF LOS ANGELES - Memorialize Court Hearing Johnson v Hi Point 1522 LLC and Power Property management

From: G Johnson (tainmount@sbcglobal.net)

To: 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; highpoint1522@gmail.com

Cc: gavin@gavinnewsom.com; hcidla.rso.central@lacity.org; hcidla.reap@lacity.org; mayor.helpdesk@lacity.org; controller.galperin@lacity.org; gilbert.cedillo@lacity.org; councilmember.krekorian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; paul.koretz@lacity.org; councilmember.martinez@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; councilmember.ridley-thomas@lacity.org; councilmember.bonin@lacity.org; councilmember.lee@lacity.org; councilmember.ofarrell@lacity.org; councilmember.kevindeleon@lacity.org; councilmember.buscaino@lacity.org; info@housingrightscenter.org; contact.center@dfeh.ca.gov; jivar.afshar@lacity.org; fred.wong@lacity.org; lisa.yancey@lacity.org; joe.velasquez@lacity.org; bruce.todd@lacity.org

Date: Sunday, May 15, 2022, 05:53 PM PDT

Rent Control Agent Lies to the Court - racist Khammar speaks.

How the city government helps deny housing services

(1522 HI POINT ST IS A RENT CONTROLLED BUILDING ALSO ACCUSED OF ILLEGAL HOME SHARING)

Dear Hi Point 1522 LLC, Power Property Management, Liliana Morales (PPM), Ann Sewill, Director, Catherine Taylor-Gomez, Tricia Keane, Mike Feuer: KALEENA WILEY, Thomas Khammar, Brent Parsons, Liliana Morales, Jacqueline Gallardo, Jennifer Cleveland, Renee Henderson, Giovanni Dubon, Kassandra Harris, Kristopher Gordon, Jason Ortegon:

The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above.

On May 28, 2019, court case 19STCV18302, Walter Barratt and Fox Hills Drive Apt, LLC and Power Property Management were named in a lawsuit for failure to repair a call -box intercom.

Los Angeles.

In another court case, naming Hi Point Apts LLC (owned by Walter Barratt), the court issued judgment against Walter Barratt and in favor of tenant Geary J. Johnson, thus attaching monetary value to the loss of intercom and parking services. CASE 21STSC04574.

In another court case, number 19STSC14394, the court issued judgment in favor of Geary J. Johnson, the court denied the cross complaint of Walter Barratt (Hi Point Apts LLC) and Power Property Management Inc., another win for Geary J. Johnson; the core action was dismissed without prejudice, another win for the plaintiff.

This shall memorialize and summarize the SC hearing held May 11, 2022. case 21STSC04819, Johnson vs Hi Point 1522 LLC and Power Property management. This summary is meant to be indicative but not all inclusive. All rights reserved. This summary is based on court filed documents as well as notes taken at the May 11, 2022 remote court hearing.

Numerous city officials like the Mayor and Council are named in Exhibits filed with the Court. "Answer" to SC-105 filed 2/7/22. Email dated Feb. 1, 2022, sent at 11:38 p.m. Exhibit 6.

This lawsuit I specifically asked the court to order the repair of the intercom and assignment to tandem parking. I also asked for damages.

Only the head of the management company appeared and he also appeared for the owner. Thomas Khammar is employed by Power Property Management and is contracted to Hi Point 1522 LLC.

Excerpts.

One of my exhibits was a Feb 1 email to the management company and owner. The Judge asked Khammar repeatedly if he had received that email in which I asked for the intercom repair and tandem parking. Finally Khammar admitted he had a copy of the email in front of him. The Judge asked repeatedly had the new owner received communication from me about the issues and Khammar said no. Certainly he did not deny receiving the lawsuit around February 22. Interestingly, the Feb. 1, 2022 email mentions that I had contacted the owner/management company "numerous times over the years or months" (new owner started July 2021). So basically, the new owner knew about the suit thru the management company.

INTERCOM

Khammar said the intercom is not working because the entire building has to be re-wired. I disagreed and I am not sure the owner was being truthful. The Judge seemed not to believe Khammar but I had no proof otherwise. Something I will have to do for the next hearing: get proof of what it takes to repair it.

PARKING

I am seeking a two car stall or parking for two cars. Khammar said that our current space #8 is a two car stall and he said it repeatedly. I disagreed and told the Judge our current stall is only a single stall and that the rent agreement says we have parking for two cars. Why would Khammar lie about this? There was no record kept of the hearing but I did take written notes.

I realize today that I think too slow. The hearing was remote zoom. My laptop was less than ten feet from the window on the driveway. All I had to do was ask the court to let me open the blinds and she would immediately see the **single car parking stall** behind me!!!!!!! Well, all for next time.

CONCLUSION

1. I think I have good odds with the intercom because I think the Judge could sense Khammar was lying. She can order it repaired, order damages, both or neither.

2. I think I have better odds with the parking. Khammar ---I think in order to avoid judgment---said the current stall is tandem. It all depends on who the Judge believes or how she reads the rent agreement. Since Khammar said we already have a tandem stall, she could order Khammar to show proof of the stall or she could just repeat that Khammar said we already have a tandem stall. **That essentially would be an order requiring them to provide the tandem stall they admitted to.**

FURTHER NOTES

The lawsuit also asks for damages under the city harassment ordinance section 45.30 municipal code.

Numerous city officials like the Mayor and Council are named in Exhibits filed with the Court. "Answer" to SC-105 filed 2/7/22. "The actions stated herein of Hi Point 1522 (LLC) are because they are racist towards me as a Black male. (Source: see Unruh Act)." (p. 4). "The actions of the defendants are intractable, tortious, and racist, and are the cause of the damages to me." (p. 7). "What race do I have to be to get a working intercom? What race do I have to be to get a tandem parking stall?" (p.9)

Parking

The attached CFO for the building shows that stall 8 is a single parking stall. Why would Thomas Khammar lie to the Judge? Numerous pictures have been forwarded to Khammar of the parking lot and posted to the internet showing that stall 8 is a single stall.

Thomas Khammar has engaged in civil and criminal fraud. I believe he acts on behalf of the Mayor and Council and other city employees, and he represents the defendants. Khammar lied about the parking. Khammar lied about the intercom by telling the Judge that the entire unit must be rewired to repair the intercom. The truth is that the intercom breaker box and wiring is in the hallway; the entire unit does not need to be re-wired to repair the low voltage intercom. Khammar commits criminal fraud on behalf of the Mayor and city council and other government housing employees. Khammar is an example of the city government corruption.

I ask that Khammar write the Judge, and copy the LA County District attorney and Police and myself, that you acted on behalf of the mayor and council, and that you lied under oath for purposes of criminal fraud

and taking of rent monies to lie that stall #8 is a tandem stall when you know that stall 8 is a single car stall. Also indicate in your letter that you lied about the need for re-wire of the entire unit to repair the intercom.

The court heard the case without defendants filing an authorization to appear, as the court noted, and the court allowed them to submit an authorization to appear after the case was heard. (IMO sounds improper.)

The court did not rule on the Def. request for Judicial notice, as she noted that such document cannot be submitted in small claims cases.

The defendants claimed res judicata based on a previous lawsuit but the Judge noted that the parties in the previous lawsuit (dismissed without prejudice) were not the same parties as the current lawsuit.

Notes from hearing

COURT: I will hear from Mr. Johnson first. You have the burden of proof.

JOHNSON: Thank you, your honor. I speak here today and my testimony is based on every document that is on file in this action. I do want to remind the court that your honor did hear a different case on this issue but similar facts. You heard it was versus the same Power Property Management that appears here today. And in that case you dismissed it without prejudice. So I wanted to bring to your attention I may be repeating facts brought to your attention in a different case number and different time period.

COURT: The court is aware that requests for orders have been made by both the Plaintiff and the Defendant on this matter. The defendant has alleged that the issues that are going to be raised in today's claim for \$7,820 in damages, have already been ruled on by the Court. The court did not grant or deny the requests for orders; it merely stated those would be addressed at today's hearing on the trial on the merits. So there are issues of res judicata in the court's opinion that may apply to this claim, however I am going to hear the matter on the merits first before making any determination on the prior case being referenced by Mr. Johnson applies and that was case number 19STSC14394.

JOHNSON: It is a landlord tenant situation. I have been trying to get repairs to my intercom system for over 3 years. It is an 18 unit building and fifteen units the intercom has ben repaired or replaced. For some reason the owner does not want to repair mine even though I pay rent every month about \$1500 and the last twelve months I have paid \$18,000 in rent and the repairs have not been made. I do have a picture in my exhibits of the intercom that is in my unit (since the hearing is by remote zoom, I hold up the new intercom part back and front for the court to see). I will show it to you. This is just the one I bought from Amazon for \$21.00. And the owner refuses to install it. The owner refuses to respond to my requests for repairs. That is kinda why we ended up on court. I have spent money trying to get it repaired; I have not been able to get a maintenance person myself because when they find out I don't own the building, they will not talk to me. I put in an alarm system to try to compensate and the alarm system costs me about \$65.00 per month the last three years. The second issue here is the parking stall.

The rent agreement shows we contracted for two parking stalls which was in the form of a tandem parking stall, which is two cars parked behind each other, and the owner took that (tandem stall) away from us. And the value of that, the owner says the value is \$50.00 per month and the city says the value is \$200 per month. So somewhere in there, there is (monetary) value to the parking although in our rent agreement it says parking is included. At some point the owner said we will give you the parking for \$50 more per month for an extra stall (or tandem) since we have one stall already, I believe in my exhibits I have a copy of that agreement with the owner and management company and that has not been (14:07) honored. They have refused to respond on the issue of parking. The parking is in a secured parking lot where there is a gate around the lot, so it is health and safety issue substantial to me because parking is important. I park on the street right now and I get damages from the sprinkler system and I did receive a parking ticket that would not have happened if I was able to park in the parking lot. I clarify that in the previous lawsuit it was a different owner; the owner now is Hi Point 1522 LLC. I have the different laws I quoted in my papers and if you have questions, that is my testimony.

COURT: (The court verifies that the building was sold in August 2021 to new owner Hi Point 1522 LLC but the management company remained the same.) (The court says the prior ruling in case 14394 applied only to the prior owner Hi Point Apts LLC).The court notes the current complaint is claiming damages from November 24, 2018 to November 24, 2021. The court says for that period she had already entered judgment for 14394 for part of that time period, for issues raised today, so the court says the date of this claim is from 8/1/2021 to 11/24/21 because this claim can only apply to the new owner. "I will let you address that".

(editor note: the court is disregarding the effect of the "without prejudice" ruling against Power Property Management, Inc.)

JOHNSON: The owner in the previous (case) hearing said the parking (tandem) was valued at \$50 per month. So the owner has offered, and I believe the new owner would continue that condition, that if I pay \$50 per month, I would get the additional parking stall. I am basing my damages on that.

COURT: Are you currently being given parking for one car?

JOHNSON: Yes.

COURT: So it is the second stall you are referencing?

JOHNSON: Yes, and I also received a street sweeping ticket for \$73.00 which I did put down as damages.

COURT: Do you have a car parked in the one stall?

JOHNSON: My roommate has a car also so he parks his car there.

COURT: So you have a roommate?

JOHNSON: Yes.

COURT: Is your roommate on the lease?

JOHNSON: Yes.

Khammar: "Obviously the plaintiff has sued us before, numerous times, four or five times, he has gone to fair housing and been rejected, he has gone to Los Angeles housing and been denied. Los Angeles housing, which is the Los Angeles rent stabilization board, it has an amenities reduction program, and if he lost an amenity, he is entitled to file for that under the Los Angeles rent stabilization ordinance and get a credit for it. Unfortunately he is denied because per his lease your Honor his parking space is number 8 which is a tandem space. Ok. I completely agree with the plaintiff that it is inconvenient to have two gentlemen living in an apartment with a tandem parking space but that is what is on his written lease. His lease says space number 8, tandem, he has space number 8 tandem, the reason why the plaintiff is confused, is when the prior owner purchased the building, in 2015 or prior, the owner at that time had extra parking available and sent out an email and said for extra money you can take individual parking, and of course he declined it, and life goes on. He got his space number 8. There is no

issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars. All that is referenced in his own discovery that he gave you and I apologize but I don't know how you guys are seeing it but it says Exhibit 4 (page 6 of 22) , you see a white BMW it appears and in front of it is the space for the other vehicle."

Comments by GJJ for this email:

(Mr. Khammar is correct that the space at stall #13 is a tandem stall. But stall #8 is not a tandem stall. The white/grey car in the picture is not owned by myself or my roommate. See picture attached which was used as Exh 4 by myself. Until today, I was never told that we are to park in stall #15. You can clearly see "13" at stall 13. Is this what Khammar is saying, that we are to park in stall 15?)

The court asked Khammar if he had any exhibits to submit. He said no. He said he would rely on the exhibits of the plaintiff.

KHAMMAR: : "In regards to the intercom, him getting an alarm system and because he does not have an intercom, does not even make sense, an alarm system is made for somebody to protect, to protect you from

someone entering his specific unit and so I want to make sure the court is separating the two, the intercom is to allow you entry into a building and/or see when someone is at the door. Not all intercoms allow you to open up the entry gate door. A lot of intercoms in the apartment I lived at years ago prior to being married with no gray hair and kids, the intercom would only alert me that someone is downstairs, I would have to manually walk downstairs and open the door to let them in. There is no security in the sense of an intercom. The intercom program, the intercom itself requires in order for us to do an intercom for the whole building, we would have to rewire the electrical per unit. The city of Los Angeles has a THP program...for when you are going to do extensive work in his unit. I believe back in 2015, he appealed and fought the owner on the THP program and the owner could have given him additional funds to vacate but why would we do any of that if we are giving him an upgrade. He did not want the upgrade and he fought us on the THP and at the time we just simply said no problem we won't do it. His unit and two others in the building do not have the updated intercom. (Editor note: All 18 units had intercoms which the owner decided were not working. The owner installed a new control box and only wired it to 15 units, excluding three units like mine but the city ordered us to pay for the intercom repairs anyway. The wires are in the hallway connected to a hallway breaker box). The courts are backlogged and we have three cases currently open for this same matter. I realize there are different parties and we are affiliated with each and every case. And the court has also ruled numerous times before on identical issues. Obviously he changes a few words here and there but there are identical issues and I have a list of them, the Inglewood courthouse ruled in 2014, Judge threw out the case. (Editor note: the issues were not identical in that case.). All he needs to do if he has a true issue, is go to the Los Angeles rent stabilization board, who will listen to his loss of amenities, and once again they are going to deny it over and over and over again. That is why he is not going thru the proper process."

Court: Let me first advise you. if the prior owners that were Hi Point (1522) LLC were the named defendants in this claim, we would not be hearing this claim. (Editor note: The Judge seems to be ignoring the definition of "dismissed without prejudice".) But since there are new owners, and making similar claims against new parties, that is very relevant to him being able to bring a new claim. Now, the three units that do not have updated intercom systems, how many units are in the building?

Khammar: He does have another case with us as defendant to the prior owner after you ruled on the prior case. (Editor: Not true. Khammar is confused. Only this case is pending. Another case, where PPM is not a party, is on appeal.) 18 units.

Court: You said the intercom unit to be installed for each apartment, would require re-wiring of the whole building?

Khammar: Rewiring of the electrical to the whole building. It is a hard wire electrical system, so in order to get it to the plate, that goes in front of your door, each unit has to be re-wired. I mispoke, I told you three units, it is actually only two units that do not have them (working intercoms).

Court: So I am a little confused. So you must have re-wired the whole building because 16 units have the intercom, correct?

Khammar: As tenants vacate, we go in and open up the wall, and do all that stuff.

Court: Why have you not rewired his particular intercom system?

Khammar: We have to do it by permit and in order to do work inside a unit, you have to apply for a tenant habitability plan (THP), the tenant has the ability to appeal a THP. Mr Johnson appealed the THP, therefore we said no problem. We won't do it on your unit. Since then, rates have gone up.

Court: Just so I am clear. In order to rewire an apartment unit in the building, you need a permit from the city of Los Angeles. Correct?

Khammar: Yes.

Court: In order to get the permit, it is under the THP?

Khammar: Yes.

Court: In order to get consent with a permit under the THP, the tenant must consent? Correct?

Khammar: The tenant has the ability to appeal it and be heard by a board as to why he is appealing it. We as owners have the ability to say no problem, we will back down since you appealed it. That is what we did.

Court: So you applied for the permits and you are alleging that Mr. Johnson appealed the application for the permit and the owner then just said alright, we are withdrawing the permit request because he does not want it. Is that all factually correct?

Khammar: That is all factually correct.

Court: When was the last time. If you can give me a date or a month, or a year, when you applied for the permit, and Mr. Johnson appealed the permit application? If you can only give me a year, that is ok.

Khammar: 2015.

Court: So that is the prior owner. From 2015 to the present date, has Mr. Johnson in writing informed the new owner I would like to have the intercom installed, I will not be appealing the THP?

Khammar: No, he has not.

Court: Has he told anybody since 2015 in the property management line?

Khammar: Specifically, your question he has not.

Court: Ok, Mr. Johnson, you have five minutes rebuttal.

JOHNSON: Mr. Khammar said I did not have any communication about the intercom or about the parking with the new owner. Let's see Exhibit pages 14-18, an email I wrote on Feb 1, 2022, this year, to the Property Management and the new owner, asking for intercom repair and tandem parking. So that is at page 14. Mr Khammar misspeaks about some of the facts. Obviously he knows and he cannot say I have not communicated to the new owner about the parking and intercom because when I communicate to the management company which is him, that is a communication to the new owners. Security, as far as the intercom, Khammar claims the intercom is not for security purposes, (I disagree), it is for security purposes. So you can screen people at the front of the building. I can't get my mail all the time, I can't get deliveries all the time, because mine (intercom) does not work. People are constantly walking thru the building because they got in somehow and there is no way to screen them if you do not have the use of the intercom. I believe the previous case was dismissed without prejudice and just from my standpoint, I am not a lawyer, without prejudice means that there was no adjudication of the merits in terms of Power Property Management who is the defendant here today. Mr. Khammar misspeaks when he talks about the tandem parking. Stall 8 is not a tandem parking stall. Number 8 is a single stall, only available for one car to fit. Mr Khammar knows that because he has pictures of the parking lot. He knows there is 18 units of apartments, he knows there are 20 parking stalls, he knows that maybe half of them are tandem, and half of them are single. He knows we are not in a tandem parking stall. And he has been the property management company

2014, 2015, they left and came back 2019 to now, they are the property management company and I have sent them fed exes, letters, emails, so he is well aware of the problem. Our garbage disposal was replaced recently, sink faucet replaced recently, smoke alarm was replaced recently, within the last 2 or 3 years. The intercom is just as simple to replace as those from my standpoint. I am not an electrician but I was here when 15 units received intercoms. It did not take more than 2 months for those repairs to be done. Mr Khammar speaks of the THP program but those units were not subject to THP because they were vacant, not tenants, and not subject to the THP.

COURT: (Interrupts) Let's just talk about your unit. Are you denying that you appealed THP?

JOHNSON: In the THP, he has to submit an application to the city, there was no mention, absolutely positively of the intercom system by the owner in the THP. I took the THP as an opportunity to bring up the intercom system between my oral testimony and written testimony in 2014-2015, I mentioned the word intercom 42 times and there was not one response from the owner's representative whether it would be repaired or not. I have never been told by anybody in the defendant's employ that they would have to do a THP in order to fix my intercom or anything else in my unit. Their THP application said that they were spending \$18,000 dollars---I have that in writing---per unit. I, as a tenant, have no way of stopping them from doing the THP, if that is what they choose to do, but Mr. Khammar knows that in order to do the THP, we have the option as tenants to stay in the unit, and if we do he has to temporarily relocate us at whatever cost that is, then we have the option to come back as tenants. It is one or the other, keep us as a tenant, or give us a buyout amount of money. They never never offered us a specific buyout amount of money and that is why we are still here. I tried to engage in that, but they would not respond. So basically his interpretation of the THP process is not correct. It does not take a THP for \$18,000, it doesn't take a rewire of the whole building to fix our intercom. All other repairs took half hour maybe 45 minutes and did not need THP. The intercom is the same thing, an electrical device, he already put a brand new system in, he does not have to get permits, he already had the permit to put fifteen intercoms in and it is a brand new box, I have it in my exhibits, the picture of the new intercom system, which he put in, in 2015. And he could have fixed mine then.

COURT: I am going to stop you, because what I have concluded is that neither you nor Mr. Khammar has provided this court for this hearing with any documentation other than your testimony sworn given regarding THP in 2015 your appeal so they could not install it nor evidence that there was an application to install it. Neither one of you have provided that evidence to the court.

(The Judge says she does not have the exhibit with the email Feb 1, 2022 and she asks me to fax it to her, which I do that night).

Mr. Khammar, did you get an email from Mr. Johnson, dated Feb 1, 2022, at 11:38 pm?

KHAMMAR: I would have to go thru my emails.

COURT: ----Sir, he sent you a copy of his evidence, I want you to look at the exhibits he sent you and under exhibit 6, he states that is pages 14-18, on one of those pages is the email from Feb. 1, 2022. I did not receive that in the exhibits, Mr. Johnson, but I have your evidence right in front of me as I am reviewing it.

KHAMMAR: My company is named in the email. I do believe we received it.

COURT: Read it to me.

KHAMMAR: It's a long one.

COURT: Did you get that email in the exhibits?

KHAMMAR: My office might have ---

COURT: ---Mr. Khammar, as you are looking at the documents in front of you, do you have Mr. Johnson's exhibits 1-8?

KHAMMAR: Yes.

COURT: Mr. Johnson, you need to send me only that exhibit. I want Mr. Johnson to send it to me. (By fax.) The court will not be entering a decision until after I get that email, so don't expect a decision for at least 2 to 3 weeks.

She also asks the Khammar to send in the authorization to appear, that was not filed with the court.

(Hearing was 51 minutes and 24 seconds).

(The court seems to have let Khammar talk **well over** five minutes.)

Khammar admits that his nationality had an intercom; so that appears to be saying that as a Black American, I am not entitled to an intercom, no matter how much money I pay. Khammar implies that a Black such as myself is not entitled to seek redress of grievances in the courts. Khammar has no respect for the law.

The Judge was Commissioner Emma Castro.

(One could wonder why is the Judge spending so much time on certain facts outside the 3-4 year statute of limitations.)

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Geary Juan Johnson

Phone 323-807-3099

1522 Hi Point St 9

Los Angeles CA 90035

P.S. Dates of written communications to Hi Point 1522 since August 2021 check, check, email, are rent checks Aug 2021 - May 2022 (where the memo line indicates payment for tandem parking and intercom repairs), emails Aug, Sept, Oct, Nov, Dec., Jan 2022, Feb 2022, March 2022, April 2022.

P.S. The three criminal lies of Khammar: intercom, parking, number of pending lawsuits P.S. the court does not keep a transcript of small claims hearings

ref: picture of my roommate car parked in stall 8 (circa 2014). Does it look like 2 cars can fit in that stall?

REF. TANDEM PARKING. Simply put, tandem parking means **you share two parking spaces with another person**. These spaces are located one in front of the other, which means that the person in the back has to move their car if the person in the front space wants to pull out.

ref. this email may be published to the internet by the office of the city clerk. CPRA REQUEST 22-4914. <https://recordsrequest.lacity.org/requests/22-4914>



1973-4-17 CFO HP Apts for DEFH Plot Plan.pdf
702.3kB



2014-12-18 Tenant #9 Parked in Stall 8.JPG
1.6MB



2022-2-4 Available Parking Cropped.pdf
2.2MB

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WEST SEVENTH STREET

ECONOMIC AND WORKFORCE
DEVELOPMENT DEPARTMENT

LOS ANGELES HOUSING + COMMUNITY
INVESTMENT DEPARTMENT

LA CARE HEALTH PLAN

GOOGLE

RACISM

HI POINT

APTS