

# TODAY'S NEWS

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

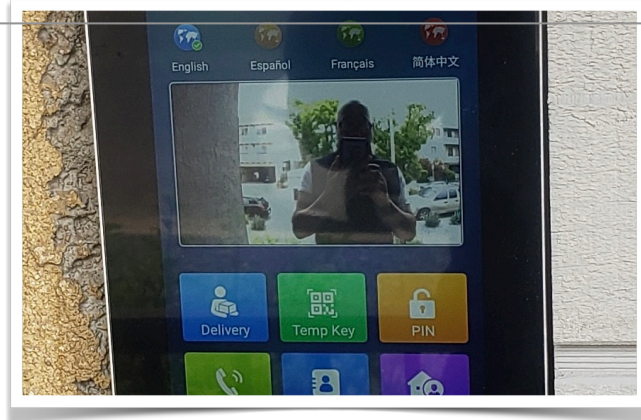
## Questions

### 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).”



## 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/>

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

Hi-Point-General

Hi-Point-Guest

Hi-Point-Residentsk

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

# **HI POINT APARTMENTS 1522 Community Watch Newsletter**

## **WHO OWNS THE PROPERTY?**

Hi Point 1522 LLC is owned by Thomas Khammar, Brent Parsons, and Benjamin Renkainen.

Tenants have raised concerns regarding parking, intercom services, accessibility accommodations, and housing policies at the property. Several of these issues have reportedly been discussed in court proceedings and public meetings.

## **MEDIA ATTENTION**

Issues involving the property have been covered by several publications, including Random Lengths News, the Daily Trojan, and the San Diego Reader.

## **INTERCOM DISPUTE**

Tenants allege that the building's door-entry system requires residents to use personal cell phones or personal devices in order to access certain functions. Critics argue that the owner should provide a permanent intercom interface or monitor within each apartment.

Some residents have also questioned whether the current system complies with accessibility requirements for multifamily housing.

## **PARKING CONTROVERSY**

At a 2022 court hearing, owner Thomas Khammar discussed parking assignments and the use of tandem parking spaces.

According to tenants, explanations regarding tandem parking eligibility changed over time, including statements involving first-come, first-served availability, additional fees, and existing parking assignments.

Tenants dispute the accuracy of several statements made regarding their parking history and contend that they were denied equal access to parking accommodations.

## **UTILITY CHARGES AND TENANT RIGHTS**

Under Los Angeles Rent Stabilization rules, landlords generally cannot shift utility costs previously included in the rent without complying with applicable legal requirements.

Tenants concerned about utility billing practices may review Los Angeles City Council File No. 22-0178 regarding Ratio Utility Billing Systems (RUBS).

## **ALLEGATIONS OF RETALIATION**

One tenant reports filing a police report after alleging that a vehicle was vandalized following disputes involving parking and housing complaints.

The tenant believes the incident was connected to retaliation and racial discrimination.

## **ACCESSIBILITY ACCOMMODATIONS**

A disabled tenant reports requesting:

- An accessible parking space near the building entrance.
- A wheelchair-height door viewer (peephole).
- An in-unit intercom monitor or interface.

According to the tenant, these requests were denied.

The owner has reportedly argued that providing the requested accommodations would create a financial burden.

(See below on the Owner Gross Rent Receipts)

## **CITY RESPONSE TO INTERCOM COMPLAINTS**

In correspondence dated December 16, 2025, Los Angeles Code Enforcement Inspector Steven Harrison wrote that the City's review of the updated intercom system was accepted and that no further code-enforcement oversight would occur regarding the intercom issue.

Some tenants disagree with that determination and continue to assert that apartment units lack necessary intercom interfaces.

## **EQUAL HOUSING CONCERNS**

Questions have been raised regarding reports that certain tenants receive benefits such as free Wi-Fi or air conditioning while others do not.

Some residents believe this raises concerns regarding equal treatment and equal access to housing services.

## **SAFETY CONCERNS**

Residents have also expressed concern that the property and adjacent developments are located in an area identified as containing methane gas systems.

Tenants have questioned whether sufficient information regarding these conditions has been provided to residents.

## **ONGOING DISPUTES**

Court filings, housing complaints, and administrative proceedings involving the property have continued for several years.

The parties strongly disagree regarding the facts, and many issues remain contested.

Residents are encouraged to review public records, court filings, and government documents and to reach their own conclusions.

## **MORE DETAILED ANALYSIS**

Read what Thomas Khammar said in court when he was asked why Black tenants who had previously been assigned a tandem parking stall for four years, no longer had that stall.

Thomas Khammar said Black tenants could be assigned a tandem parking stall if they paid \$50 and were first come first serve. Tenants did just that and were ignored. Then Khammar said that the black tenants already had the two car

tandem parking stall. But that was not true. Then Khammar changed again and said that Black tenants have to pay \$150 to park in a tandem parking stall, but he has refused to provide the application. This owner cannot be trusted.

## **What owner Khammar said in Court hearing 2022 as told to the Los Angeles City Council**

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."

Editor: Was this statement above true or false? False.

*To see some of the hundreds of pages filed as city council agenda documents, see [https://cityclerk.lacity.org/onlinedocs/2026/26-0661\\_PC\\_M\\_06-08-2026.pdf](https://cityclerk.lacity.org/onlinedocs/2026/26-0661_PC_M_06-08-2026.pdf).*

## **Can the owner require you to pay for utilities?**

In Los Angeles, landlords cannot unilaterally shift utility costs paid by the owner to the tenant without reducing the rent by the average cost of that utility, particularly under Rent Stabilization Ordinance (RSO) properties. While landlords can use Ratio Utility Billing Systems (RUBS) for master-metered units, they cannot arbitrarily force tenants to take over payments previously included in the rent. Also, Lease Agreements: Landlords cannot unilaterally add new utility charges if they are not already specified as a separate charge in your original rental agreement.

Written comments about RUBS may still be submitted through the Los Angeles City Clerk's office under [Council File No. 22-0178](#).

## **VIOLENCE AT HI POINT APTS**

Has a police report been filed after the owner vandalized a Black tenant's car, after the tenant allegedly parked in a tandem stall as he was told to do so by the owner? Yes. The tenant believes this violence happened due to racial bias and retaliation because the tenant complained.

## **HOW THE OWNER FIGHTS AGAINST HOUSING SERVICES FOR BLACKS AND LATINOS**

Online articles show that some tenants are being supplied with free Wi-Fi and free air-conditioning. This does not seem to be full and equal housing privileges for all tenants. (See state Unruh Act, CC sections 51,52.)

## **How the city Los Angeles government refuses to enforce dwelling intercoms**

Isn't the intercom system an accessible building code requirements for each unit in multifamily residential buildings?

Editor: Yes.

Steven Harrison is a Los Angeles city code enforcement inspector. What did Steven Harrison write the owner after Blacks complained about the lack of interface/monitor in each apartment?(12/16/2025) "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."

## **Has a Black tenant requested reasonable accommodations at the 1522 Hi Point St address?**

Editor: Yes.

Were those requests provided and if not, why? Response: The tenant requests have been refused for accessible parking stall, accessible unit wheelchair level door viewer peephole, and accessible unit intercom interface/monitor.

What is the owner's reason for denying the housing services? Response: The owner alleged that he cannot afford the services because it would be a financial burden. Note that the owner of this property, a millionaire, grosses about \$37,000 per month in rents and out of that \$37,000 about \$12,000 pays for property taxes. The owner refused to explain why he feels that he doesn't have the money to pay for the services being that such repairs are supposed to be part of the rent amounts paid.

**What possible dangers exist by living in this building, besides being vandalized or physically attacked by the owner?** Response: This property as well as the new property next-door at 1532 Hi Point St, sits on a methane gas table. This is probably something that section 8 or HUD tenants were not told.

## **Have owners and contractors of the property been charged with racial bias and retaliation?**

Response: Yes, based on court documents

and city published documents. One Judge agreed that the owners are racially biased.

### **Does the owner feel that all Black tenants should act alike?**

Response: It does appear that way based on the testimony of Thomas Khammar and written documents of Benjamin Renkainen. For example, Khammar said that if other tenants use their cell phone to substitute for housing services, Blacks should do the same. Raikenen said that if one Black uses their cell phone, then all Blacks should use their cell phone, etc. Some view this as racial bias. “Yes, expecting all Black people to act alike is a form of **racial stereotyping**. This expectation relies on broad, oversimplified generalizations rather than recognizing individuals for their unique personalities, backgrounds, and lived experiences.” (Source: Google AI.) Owner Benjamin Renkainen claimed in court papers 12/22/2025 that “the Building's intercom is functioning properly” even though he knew that the units of select Black tenants did not have an intercom interface or monitor, as required by city building codes.

### **Does the declaration of owner Benjamin Renkainen show that the roommate of a Black used the intercom system?**

Response: the declaration is not truthful. Renkainen, expecting that all Blacks act alike (racist as he is), says that the roommate was using the “intercom” system. In reality, the document shows that the roommate was not using the “intercom” but using the “door entry”, two different functions. Benjamin was not telling the truth.

### **Did the BlackMan tenant tell the housing inspector Harrison that the tenant does not have any agreement with the city or the owner that obligate him to use his cell phone for any purpose of the city or owner?**

Response: Yes. The Benjamin declaration claims the roommate used “the intercom 27 times between those dates”. Is this statement true or false? Response: False.

### **The Benjamin declaration claims that BlackMan “lost two prior cases concerning the same issues.” Is this a true or false statement?**

Response: False. Prior cases were dismissed “without prejudice” which was actually a win for the BlackMan. One prior case court ruled in favor of Blackman and granted an award of money damages.

*Attached is a Draft Letter you can use if you wish to request intercom interface for your unit. If you do not need a reasonable accommodation, you can cross out those parts. Sign, copy for yourself, and email owner and City.*

*Attached is what owner Benjamin Renkainen told the Court in December 2025. Redacted.*

*To see some of the hundreds of pages filed as city council agenda documents, see [https://cityclerk.lacity.org/onlinedocs/2026/26-0661\\_PC\\_M\\_06-08-2026.pdf](https://cityclerk.lacity.org/onlinedocs/2026/26-0661_PC_M_06-08-2026.pdf).*

**REDACTED**

Electronically FILED by  
Superior Court of California,  
County of Los Angeles  
12/22/2025 11:09 AM  
David W. Slayton,  
Executive Officer/Clerk of Court,  
By C. Carrillo, Deputy Clerk

1 Benjamin Renkainen, Field Inspector  
2 Power Property Management, Inc.  
3 8885 Venice Blvd, Suit 205  
4 Los Angeles, CA 90034  
5 Phone: 310-593-3955  
6 Email: benjamin@powerpropertygrp.com

7  
8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
9 **FOR THE COUNTY OF LOS ANGELES – SMALL CLAIMS**  
10 **STANLEY MOSK COURTHOUSE**

11  
12 **[REDACTED]**  
13 Plaintiff,  
14 vs.  
15 HI POINT 1522 LLC, a corporation,  
16 Defendant.

Case No. 25STSC03297  
Dept. "90"

**DECLARATION OF BEN RENKAINEN  
AS DIRECTED BY COURT AND IN  
ADVANCE OF CONTINUED SMALL  
CLAIMS TRIAL**

Date: January 6, 2026  
Time: 1:30 p.m.  
Dept: 90

Complaint Filed: 08/04/2025  
Non-Jury Trial Date: 01/06/2026

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20 **TO ALL PARTIES AND TO THIS HONORABLE COURT:**

21 I, Ben Renkainen, hereby declarant as follows:

22  
23 1. I am a Field Inspector for Power Property Management, Inc. ("PPM"), the property  
24 manager for the subject property located at 1522 S. Hi Point St., Los Angeles, CA 90035 (the subject  
25 "Building"), where Plaintiff **[REDACTED]** ("Plaintiff") is a co-tenant of Unit number **[REDACTED]** (the  
26 subject "Premises"). The owner of the subject Building and Premises is Defendant property owner  
27 herein, 1522 Hi Point, LLC ("Hi Point"). The following information is known to me of my own  
28 personal knowledge, unless indicated otherwise, and if called and sworn as a witness I could testify

BR

1 competently thereto. I am authorized to make this Declaration for Hi Point. This Declaration is  
2 submitted at the direction of this Court following the parties' small claims trial proceeding that  
3 occurred on October 30, 2025.

4 2. At the parties' October 30, 2025 proceeding, Hi Point submitted information  
5 (including two prior case numbers) evidencing the fact Plaintiff ██████████ ("Plaintiff") has  
6 already litigated (and lost) multiple prior small claims cases involving the same facts and  
7 circumstances alleged in the instant action. Notwithstanding, this Court reviewed evidence and heard  
8 oral argument from the parties. At the conclusion of the October 30, 2025 proceeding, this Court  
9 continued the instant small claims proceeding to January 6, 2026, at 1:30 p.m. The Court further  
10 directed Hi Point to submit a declaration not later than December 20, 2025, containing the further  
11 information set forth below.

12 3. Specifically, this Court directed Hi Point to submit a declaration showing a) Plaintiff's  
13 roommate has been registered with and has been using the subject Building's intercom system; and  
14 b) any Los Angeles Housing Department ("LAHD") concerns regarding the intercom at the subject  
15 Building and Premises have been cleared by the LAHD. As described below and in the attached  
16 Exhibits, all such information requested by the Court has been procured by Hi Point and attached to  
17 this Declaration.

18 4. First, Plaintiff's roommate ██████████ has been registered to use the intercom  
19 unit and has been regularly using same since it was installed. Attached hereto as Exhibit A are true  
20 and correct copies of the intercom company's (Akuvox) website pages that show Mr. ██████████ is  
21 registered to use the intercom at the Building and Premises. We have redacted information for the  
22 Building's other tenants and for Mr. ██████████ email and all but the last four digits of his phone  
23 number for privacy reasons. Attached hereto as Exhibit B are true and correct copies of Akuvox  
24 website pages showing Mr. ██████████ actual use of the intercom at the Building and Premises over  
25 the last month (November 17, 2025 through December 15, 2025). As shown in Exhibit B, Mr.  
26 ██████████ used the intercom 27 times between those dates (less than a month).

27 5. I met with the City Inspector, Fabian Gonzalez, as well as his supervisor, Steven  
28 Harrison, at the Building on November 21, 2025, for an inspection of various issues that included

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Plaintiff's concerns about the intercom. Plaintiff attended that portion of the inspection that concerned his unit (number 9 at the subject Premises herein). At the inspection, Plaintiff made the same allegations that Plaintiff has already litigated and lost in his prior small claims cases and again (for a third time) in this Court, i.e., that Hi Point should be forced to install an interface screen inside of his unit and pay for his Wifi access. The LAHD rejected such assertions, as discussed below.

6. On December 16, 2025, I received an email from the LAHD's Senior Inspector, Mr. Harrison. As set forth therein, the LAHD will not be enforcing any correction to the intercom system for the Building or the Premises occupied by Plaintiff. As stated by Mr. Harrison, "There will be no further code enforcement oversight of the intercom issue - it has been cleared from this SCEP Inspection process." A true and correct copy of that email is attached hereto as Exhibit C.

7. Hi Point submits that even if Plaintiff has not already litigated and lost two prior cases concerning the same issues, the further evidence requested by this Court (attached to this Declaration) show clearly the Building's intercom is functioning properly and is not proper fodder for any claims in this (or any) court.

I declare under penalty of perjury under the law of the State of California that the foregoing is true and correct. Executed on this 17th day of December, 2025, at Los Angeles, California.

  
BEN RENKAINEN

BR

[Date ]

**RE: Request for Owner-Provided Residential Dwelling Unit Intercom Interface and Reasonable Accommodation**

Dear Property Owner Hi Point 1522 LLC, et al:

This letter concerns the building entry intercom system and the owner's position that I must purchase an indoor monitor/interface or use my personal smartphone in order to access the building's replacement Wi-Fi-based intercom system.

1. The tenancy included an owner-provided in-unit intercom station.
2. The owner removed that functionality.
3. The owner now demands that the tenant purchase equipment or use personal technology to restore the same functionality.
4. The lease contains no such obligation.
5. Accessibility provisions contemplate a dwelling-unit interface connected to the common-use entry system.
6. Because of the tenant's disability, an owner-provided in-unit interface is also a reasonable accommodation.

Historically, the building's entry communication system consisted of two components: (1) an exterior entry panel located at the building entrance and (2) an interior dwelling-unit station located inside my apartment. The interior unit station allowed communication with visitors and operation of the building entry system. The cost of the interior station was not charged separately to tenants and was provided as part of the housing services associated with the tenancy.

The owner has replaced the prior system with a Wi-Fi-based intercom system. However, no residential dwelling-unit monitor or interface has been provided within my unit. Instead, I have been informed that I must either purchase an indoor monitor at my own expense or rely upon a smartphone application to access and operate the system.

I respectfully disagree with the position that I am responsible for purchasing equipment necessary to access and use the building's entry communication system.

The intercom system is a building-provided housing service. Although the owner may modernize, upgrade, repair, or replace the system, replacement of the system should not result in shifting the cost of the dwelling-unit interface from the owner to the tenant. My rental agreement does not require me to purchase an indoor monitor, maintain a smartphone, maintain internet service, download proprietary applications, or provide personal equipment in order to use a housing service previously supplied by the owner.

In addition, California accessibility provisions governing communication systems contemplate both a common-use entry interface and a residential dwelling-unit interface capable of communicating with that system. While I understand there may be differing interpretations regarding the precise technical means of compliance, the accessibility regulations recognize the existence of a residential dwelling-unit interface associated with the dwelling unit.

The need for an owner-provided dwelling-unit interface is also related to my disability and my previously submitted requests for reasonable accommodation. Due to my disability, I require the ability to communicate with visitors and control building entry from within my dwelling unit through an accessible and reliable interface that is part of the building's communication system. Requiring me to purchase personal equipment, maintain a compatible smartphone, rely upon proprietary software applications, or otherwise provide my own technology does not provide an equivalent level of access to the housing service previously supplied by the owner.

The prior intercom system included an in-unit communication device supplied and maintained by the owner. The removal of that device and the failure to provide a replacement dwelling-unit interface has reduced my ability to independently and effectively use the building's entry communication system from within my apartment.

As a reasonable accommodation, I request that the owner provide, install, maintain, and pay for a functional residential dwelling-unit interface, including any necessary monitor, station, receiver, or similar device required for communication with visitors and operation of the building entry system from within my dwelling unit.

As previously explained, the availability of a smartphone application is not an adequate substitute for an owner-provided dwelling-unit interface. A smartphone is personal property, is not part of the rental premises, may not always be available or operational, and is not required by the rental agreement as a condition of accessing building-provided housing services.

The manufacturer's design and documentation demonstrate that the E16 system is intended to support dedicated residential indoor monitors as a standard component of the intercom system. The availability of a smartphone application does not convert the indoor monitor into a tenant responsibility nor establish that a resident-owned smartphone is an equivalent substitute for an owner-provided dwelling-unit interface.

Manufacturer documentation describes the E16 as part of an intercom system capable of communicating with dedicated residential indoor monitors that provide audio communication, video monitoring, and door-release functions. The manufacturer separately offers numerous compatible indoor monitor devices as standard components of its residential intercom systems. The existence of a smartphone application does not eliminate the role of the dwelling-unit interface; rather, the application is merely one optional method of communication. The owner's decision to install an Akuvox E16 system does not transfer responsibility to tenants to purchase the residential interface necessary to utilize the building's entry communication system.

The lease does not require ownership of a smartphone.

The lease does not require maintaining internet service.

The lease does not require downloading proprietary applications.

The lease does not require tenants to purchase hardware in order to use building-provided access-control systems.

The landlord cannot assume every resident possesses compatible technology.

The building provided a front-entry intercom system.

The building provided an indoor unit station/interface inside the apartment.

Tenants paid no separate fee for the indoor station.

The landlord replaced the system with a Wi-Fi-based system.

The replacement system cannot be fully used from inside the unit unless the tenant purchases an indoor monitor or uses a personal smartphone.

The landlord previously supplied a complete building-entry communication system consisting of an exterior entry panel and an interior dwelling-unit station. The landlord may modernize or replace the system, but may not shift the cost of the dwelling-unit interface onto the tenant or require the tenant to purchase personal equipment in order to receive substantially equivalent access to the building entry system.

The building's entry intercom system has historically consisted of both an exterior entry panel and an interior dwelling-unit interface supplied by the owner as part of the rental housing service. The owner's replacement of the system does not authorize shifting the cost of the dwelling-unit interface to the tenant or requiring the tenant to purchase and maintain personal equipment, such as a smartphone, internet service, or proprietary application, in order to access a housing service previously provided by the owner. Furthermore, California accessibility provisions governing communication systems contemplate both a common-use system interface and a residential dwelling-unit interface.

I maintain therefore that the owner remains responsible for providing a functional dwelling-unit interface connected to the building entry system and may not require the tenant to purchase that interface separately.

I therefore request written confirmation within fifteen (15) days that the owner will provide and install an owner-funded residential dwelling-unit interface compatible with the building's intercom system.

This request is made as both a request for restoration of a housing service previously provided as part of the tenancy and a request for reasonable accommodation under applicable fair housing and disability laws. Nothing in this letter shall be construed as a waiver of any rights or remedies available under landlord-tenant, accessibility, fair housing, disability, or other applicable laws.

Sincerely,

Name, address, phone

#### References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.