

Los Angeles Housing Department
Rent Stabilization Division – Investigation & Enforcement

1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026
Tel.: 213-275-3493 | Toll-free: 866-557-7368
housing.lacity.gov

TENANT COMPLAINT FORM

Your complaint has been received. Investigative staff will contact you within 3 business days. Please ensure documentation is provided to support your complaint. Documents can be mailed, faxed, or emailed to the Assigned Office as listed below. Please ensure that your Case Number is indicated on the documents submitted.

There is no charge for filing this complaint. If an investigation reveals a violation of the Los Angeles Municipal Code, you will be contacted before your landlord is notified of the violation. The filing of this complaint does not prevent the landlord from initiating a legal action against you in court.

If you receive any court documents, it is your responsibility to seek legal assistance.

Date of Complaint:	02/28/2026
LAHD Case Number:	
Alleged Violation(s):	Illegal Rent Increase
Assigned Office:	1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026 Fax: 213-314-6279 Toll-Free: 866-557-7368 Email: lahd.rso.central@lacity.org

I. Property Detail

APN: 5068018035

Address: 1522 S HI POINT ST, #9, Los Angeles, CA 90035

Unit No.: 9

II. Tenant Information

Full Name	Address	Unit No.	Home Phone	Work Phone	Cell Phone	Fax	Email
Geary Juan Johnson	1522 S HI POINT ST, Los Angeles, CA 90035	9	(323) 807-3099		(323) 807-3099		tainmount@sbcglobal.net

III. Landlord Information

Owner Type	Full Name	Address	Home Phone	Work Phone	Cell Phone	Fax	Email
On-Site Mgr	Brian Vasquez	1522 HI POINT STREET 12, Los Angeles, CA 90035			(310) 218-8499		TAINMOUNT@SBCGLOBAL.NET

IV. Unit Detail

Rental Unit Type: Apartment	
Total Bedroom: 1	Move In Date: 02/16/2010
Current Rent: \$1,812.00	Foreclosure Activity: No
Section 8: No	Do you still live in this rental unit?: Yes

Number of people living in rental unit 18 years old or over: 2

Number of people living in rental unit under the age of 18 years old: 0

Do you wish to provide more details regarding the Allegations : This is a rent controlled building receiving section 8 assistance. I believe this applies to units 9, 5, 8, and 17. I am not sure of the other tenants since many are Section 8. We received a rent increase in December 2025 effective February 2026. That was paid around February 1. Around Feb 2 I read the LAHD website that as of Feb 2, landlords can no longer charge the 2% if they pay the utilities. This rental agreement the utilities are paid by the landlord. The landlord receives the 2% for the electric and gas. After we paid the February 2026 rent, I faxed the owner and left voicemails regarding the decrease in rent due to the 2% council passed ordinance. The owner did not respond. I paid the regular rent amount for March 1 which does not include the reduction. The owner has accepted and at this point endorsed the rent checks. This complaint is against Hi Point 1522 LLC and its agent Power Property Management Inc.

What do you consider a fair resolution to your complaint?: Order the owner to refund the rent amount. Order the owner to notify us of the correct amount due. Inform the owner as to the correct amount due. The owner has also not given us a rent reduction to not having resident manager onsite for six months or more.

V. Reason(s) For Complaint

Illegal Rent Increase