



City of Los Angeles



Karen Bass, Mayor

**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

August 27, 2026

Geary Juan Johnson
1522 S HI POINT ST, #9
Los Angeles, CA 90035

Notice of Case Closure

LAHD Case Number: CE328163

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

Alleged Violation(s): Illegal Rent Increase

The Investigation and Enforcement Section of the Los Angeles Housing Department (LAHD) has closed this case alleging violation(s) of the Rent Stabilization Ordinance (RSO) for the following reason(s):

Beginning February 2, 2026, a landlord can no longer include an additional percentage increase for utilities during annual rent increases. However, prior to February 2, 2026, landlords were permitted to charge an additional 1% for gas and 1% for electric service when these utilities were provided by the landlord. Your Rental Agreement, commencing on February 16, 2010, confirms that your landlord pays for your gas and electric service. Therefore, the Notice of Change of Terms of Tenancy dated December 12, 2023 (increasing rent from \$1,533.67 to \$1,625.69, or 6%, effective February 1, 2024) and the Notice of Change of Terms of Tenancy dated December 11, 2024 (increasing rent from \$1,625.69 to \$1,723.23, or 6%, effective February 1, 2025) are both in compliance with the RSO. At the time of these notices, the RSO allowed a 4% base rent increase, and the landlord was permitted to charge an additional 2% because they paid for your gas and electric utilities. Ordinance No. 188,795 (effective February 2, 2026) does not require these rent increases to be retroactively corrected to remove the 2% utility charges, as both increases went into effect prior to the new ordinance taking effect. Moving forward, any future rent increase you receive can no longer include an additional increase based on the landlord's payment of utilities, unless the LAMC is further amended.

Should you have further questions regarding your case, please call Astrid Bender at (213) 808-8977.

Cordially,

AGASSI TOPCHIAN, Manager
Investigation and Enforcement Section