

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:	09/01/2026
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				tainmount@sbcglobal.net

III. Landlord Information

Owner Type	Full Name	Address	Home Phone	Work Phone	Cell Phone	Fax	Email
Owner	Hi Point 1522 LLC/Power Property Mgmt Khammar	11900 W Olympic Blvd, Los Angeles, CA 90067		(310) 593-3955		(310) 661-8195	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 : Around December 12, 2025 (Posted 12/14/2025 and effective 2/2/2026), the Los Angeles City council posted ordinance 188795 (council file no. 23-1134). That ordinance states in pertinent part, "Any annual rent increase not previously noticed and served during the period beginning June 1, 2025, through June 30, 2026, shall comply with this subsection. Any such rent increase shall not exceed three percent and shall not include any additional increase based on the landlord's payment of utilities." Notice of rent increase for December 18, 2025, which falls within the time period of the 188795 ordinance June 1, 2025 through June 30, 2026, is attached to this complaint. Also attached is the City notice of case closure CE 328163. Also attached Secretary of State Business Entity Search for Hi Point 1522 LLC. The notice of rent increase for December 18, 2025, includes the 2% for utilities paid by landlord which is gas and electric. That notice is an illegal rent increase. BACKGROUND. 1. Accessible handicapped parking stall 2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway 3. Accessible unit intercom system interface/monitor. CBC and Los Angeles Building Code sections. CBC 11A and 11B. BUILDING PERMITS New Construction, Additions, Alterations, Retaining Walls, Grading. Mayor Karen Bass and council members MARQUEECE HARRIS-DAWSON, Eighth District BOB BLUMENFIELD, Third District EUNISSES HERNANDEZ, First District ADRIN NAZARIAN, Second District NITHYA RAMAN, Fourth District KATY YAROSLAVSKY, Fifth District IMELDA PADILLA, Sixth District MONICA RODRIGUEZ, Seventh District CURREN D. PRICE, JR., Ninth District HEATHER HUTT, Tenth District TRACI PARK, Eleventh District HUGO SOTO-MARTÍNEZ, Thirteenth District YSABEL JURADO, Fourteenth District. TIM McOSKER, Fifteenth District. According to Public Documents, 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. The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by HiPoint 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. Power Property Management inc., P.O. Box 472, Culver City, CA 90232. Code Violation Complaint number 999954. NextRequest Public Request No. 26-16888. Agassi Topchian and Astrid Bender, city employees under Mayor Karen Bass, have serious trouble comprehending English. Entity number for owner Hi Point 1522 LLC is 202114910023 and address 11900 West Olympic Blvd. Suite 810, Los Angeles, CA. 90064.	
What do you consider a fair resolution to your complaint?: Whatever the law requires.	

V. Reason(s) For Complaint

Illegal Rent Increase