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City of Los Angeles

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Request 26-16888



1 of 34 with filters active

Dates

Received

August 31, 2026 via web

Requester

 Geary Juan Johnson tainmount@sbcglobal.net 1522 Hi Point St 9, Los Angeles, CA, 90035 323-8073099 Self

Staff assigned

Departments

City Clerk

Point of contact

Clerk CPRA Coordinator

Request

SUBJECT ILLEGAL RENT INCREASE RE 2 PERCENT UTILITY. DEAR CITY CLERK: Please provide copies (or links) to any information that supports the fact that Agassi Topchian and Astrid Bender are city employees. Reference: attached city case decision August 27, 2026, city case CE 328163; complaint filed for case CE328163, and notice of change in rent terms December 18, 2026. 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 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. PPMG is responsible for the lack of maintenance at this address. PPMG employees

are Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva

Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker. Nisi Walton, Francisco Rubio. FAX 310-661-8195. Aa seen on Nextdoor, Wordpress, X, Facebook. Check

Your Rent Notice: How to Force Your Los Angeles Landlord to Remove Invalid Utility Surcharges

HOW THE CITY HOUSING DEPT. HANDLES REDUCTION OF THE 2% UTILITY ALLOWANCE.

This article applies to those tenants in rent controlled units where the landlord pays for the utilities, roughly 123,000 apartments, and the building is master metered.

"The City of Los Angeles has an estimated **624,000 to 650,000** rental units regulated under its Rent Stabilization Ordinance (RSO). Key Details About LA's Rent-Controlled Units. **Governing Rule:** These properties are tracked by the Los Angeles Housing Department (LAHD). **Age Requirement:** The RSO primarily covers multi-unit residential properties built on or before **October 1, 1978**. **Building Count:** These units are distributed across roughly **118,000 individual properties** throughout the city. **Market Share:** These rent-stabilized apartments make up about 74% of the city's multi-family rental housing stock. Source Google AI.

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." (Editor note: the previous increase was 1% rent increase for each utility paid by the landlord.)

So I filed an online RSO (rent control department) complaint 2/28/2026. In part I stated, "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 (my unit) 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." City case number CE 328163.

As the city requested, I provided (numerous) rent increase notices as well as the pertinent notice for December 18, 2025, which falls within the time period of the 188795 ordinance. City employees Agassi Topchian and Adrid Bender closed the case in writing August 27, 2026, and wrote in part mentioning the period prior to February 2, 2026 and said that the notices of rent increase for 2024 and 2025 were in compliance. (Editor note: these were not the subject of the complaint I filed). Further Topchain , Manager of Mayor Karen Bass, states, "moving forward, any future rent increase you receive can no longer include an additional increase based on the landlords payment of utilities, unless the LA municipal code is further amended."

Topchain essentially ignores that I have provided to him the rent notice of increase of December 18, 2025, which would fall under the 188, 795 ordinance. I've asked Topchian by email and voicemail to issue a corrected notice and take into account the notice of rent increase that was served on December 18, 2025. There has no been no response from Topchian.

The rent increase notice of December 18, 2025 to me was clearly served between the period June 1, 2025, through June 30, 2026. Is this not clear to Topchian?

The contact information for Hi Point 1522 LLC is thru Power Property Management Inc. Fax 310-661-8195. I have asked them to comply with the ordinance and they have not responded.

City employees Topchian and Astrid Bender can be reached at 213-808-8977.

Due to the landlord illegal rent increase, the estimated loss to the tenant myself (and potentially others based on their rent amount) is \$34.00 per month moving forward, and going back to February 2, 2026, owed $8 \times 34.00 = \$272.00$.

If 18 units were owed that amount, the total would be $18 \times \$272.00$ or \$4,896.00 owed to tenants from the landlord.

Check Your Rent Notice: How to Force Your Los Angeles Landlord to Remove Invalid Utility Surcharges

The article discusses the Los Angeles Housing Department's handling of a 2% utility allowance reduction affecting rent-controlled units. A tenant filed a complaint regarding an illegal rent increase, citing an ordinance that prevents landlords from charging for

utilities. The case remained unresolved despite evidence supporting the tenant's claims, resulting in potential monetary losses.

<https://lahousingpermitsandrentadjustmentcommission.com/check-your-rent-notice-how-to-force-your-los-angeles-landlord-to-remove-invalid-utility-surcharges/>

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Timeline

Documents



Request published

Anyone with access to this request

September 1, 2026, 9:35am



Request closed

Anyone with access to this request

As of this date, our office has determined that the Office of the City Clerk is not in possession of any documents or information relating to your request. Please be advised that this response does not include any records that may be in the custody of other City departments. **Each department in the City of Los Angeles maintains and is responsible for its own records.** This request with the Office of the City Clerk is considered closed.

For all other city department's records please go to their respective webpage and contact them directly or please contact 311 Call Center at 213-473-3231.

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You may wish to contact the Los Angeles Housing Department (LAHD) for the information you are requesting. They may be reached at:

Internet: <https://housing.lacity.gov/about-us/custodian-of-records>

Email: lahd_custodian@lacity.org

Thank you.

September 1, 2026, 8:49am by Staff



Department assignment

Anyone with access to this request

City Clerk

August 31, 2026, 11:37pm by the requester



Request opened

Anyone with access to this request

Request received via web

August 31, 2026, 11:37pm by the requester

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