



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

October 01, 2026

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

Notice of Case Closure

LAHD Case Number: CE329270

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):

The Notice of Change of Terms of Tenancy dated December 18, 2025, stating that effective February 1, 2026, the current rent of \$1,723.23 shall increase by 5% to \$1,809.39, was found not to be in violation of the RSO (specifically Ordinance No. 188795). Because the notice was dated December 18, 2025, it preceded the February 2, 2026 effective date of Ordinance No. 188795. Consequently, the landlord was permitted at that time to increase rent by an additional 1% for owner-paid gas and electric utilities.

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

Cordially,

A handwritten signature in black ink, appearing to read "A. Topchian".

AGASSI TOPCHIAN, Manager
Investigation and Enforcement Section