

Request Visibility: Published

Request 26-19496 Closed



15 of 66609

Dates

Received

October 01, 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

To Los Angeles city clerk. Please provide a list of the city departments and bureaus. A weblink will suffice. 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. Reference:

CE 329270

(Attachment)

September 1, 2026

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. Reference: **Formal Dispute Letter**

VIA EMAIL / CALIFORNIA CIVIL RIGHTS SYSTEM (CCRS) PORTAL
October 1, 2026

Astrid Bender / Agassi Topchian

Los Angeles Housing Department (LAHD) / Civil Rights
Department Representatives

City of Los Angeles

**RE: Formal Dispute of Retroactive Timeline Logic – RSO Case
No. CE329270 / CE328163**

Property Address: 1522 Hi Point Street, Los Angeles, CA 90035

Complainant: Geary Juan Johnson

Dear Astrid Bender and Agassi Topchian,

I am writing to formally challenge and dispute your administrative timeline logic regarding the application and enforcement of **Ordinance No. 188795** (Council File No. 23-1134). Your calculation of the effective dates and dynamic retroactivity of this ordinance directly conflicts with its statutory text, resulting in a failure to enforce the law against unlawful rent increases and invalid utility surcharges.

1. The Statutory Mandate of Ordinance 188795 (LAMC § 151.06.D)

Ordinance No. 188795, which explicitly rewrote the Los Angeles Rent Stabilization Ordinance (RSO) annual-increase formula, dictates the following mandatory caps and prohibitions under **LAMC § 151.06.D**:

"Any annual rent increase noticed from June 1, 2025, through June 30, 2026, shall be capped at a flat 3% with no utility add-on surcharges allowed."

Furthermore, the ordinance strictly eliminated the historic +1% gas and +1% electric surcharges previously permitted under the old formula.

2. Rebuttal of LAHD's Erroneous Retroactive Logic

Any interpretation by LAHD stating that a rent notice served on December 18, 2025 (with an effective date of February 1, 2026) is exempt from the 3% cap is a direct violation of the plain text of the ordinance.

- **The "Noticed" Trigger vs. "Effective Date":** The explicit text of Ordinance 188795 binds the 3% cap to the date the rent increase was **noticed**, not when it became effective. The statutory window explicitly covers any notice served between **June 1, 2025, and June 30, 2026**.
- **Application to Case CE329270:** The rent increase notice issued by management (Power Property Management / Hi Point 1522 LLC) was served on **December 18, 2025**. Because December 18, 2025, falls squarely within the statutory

window defined by City Council, the maximum lawful increase is strictly capped at 3%, and **all utility surcharges must be completely eliminated.**

By improperly computing or ignoring this retroactive window, LAHD is sanctioning an illegal 5% rent increase and fraudulent utility fees on an RSO-controlled unit. Demand is hereby made that LAHD realign its case evaluations with the exact text of Ordinance 188795, reverse any improper closures of cases CE328163 or CE329270, and issue an immediate Notice to Comply to the owner.

Sincerely,

Geary Juan Johnson

reference : **Los Angeles HUD section 8 landlord confronted over dishonest illegal rent under ordinance 188795**

<https://lahousingpermitsandrentadjustmentcommission.com/los-angeles-hud-section-8-landlord-confronted-over-dishonest-illegal-rent-under-ordinance-188795/>

[Show less](#)

Timeline

Documents

Request published

Anyone with access to this request

October 2, 2026, 4:35pm

Request closed

Anyone with access to this request

The information that you have requested has been provided. An email with a link to the requested information has been sent to the email address submitted with your request. This request with the Office of the City Clerk is considered closed.

October 2, 2026, 4:25pm by Staff

 Message to requester ^

Requester + Staff

Good afternoon,

The listing of Los Angeles City departments and bureaus may be found at <https://lacity.gov/directory>.

Thank you,
Office of the City Clerk

October 2, 2026, 4:24pm by Staff

 Department assignment

Anyone with access to this request

City Clerk

October 1, 2026, 8:35pm by the requester

 Request opened

Anyone with access to this request

Request received via web

October 1, 2026, 8:35pm by the requester