



Re: October 1, 2026. Appeal denial of rent reduction.REQUEST FOR HOUSING SERVICES. As published to Facebook, Wordpress, X, and NextRequest 26-16888

G Johnson <tainmount@sbcglobal.net>

Thu, Oct 1, 2026 at 8:56 PM

Reply-To: G Johnson <tainmount@sbcglobal.net>

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Contact <hcidla.rso.central@lacity.org>

To whom it may concern:
ASTRID BENDER
AGASSI TOPCHIAN
Director Tricia Keane

I am sure that numerous city council members have in their district tenants who are affected by the city Council passed RSO rent reduction. This matter is also being published to records request [26-19496](#), see city clerk's office. Ordinance 188,795.

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

Phone 323-807-3099

C: property resident manager Brian Vasquez via email and fax

On Sunday, September 27, 2026 at 11:26:45 AM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

To whom it may concern:

You may be named in City clerk NextRequest 26-19012. Included are attachments:

2026-9-23 Fax owner HP Reynosa re Decrease (in Rent)

2026-9-25 Fax HP with code complaint

2026-9-24 Code violation complaint 1008445

2026-8-25 Letter from Police Detective Breegle (attached herein)

The Housing Services Requested are Needed Today

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

(based on Los Angeles Building Code)

The city government under Mayor Karen Bass is in violation of the anti-discrimination provisions of the state Unruh Act. The city government is liable for not responding in writing to my request for reasonable modifications of the city racist practices refusing to cite the property owner for the requested accommodations.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

On Friday, September 18, 2026 at 11:26:42 AM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

To whom it may concern and Mayor Karen Bass, LADBS, Property Owner:

At this location, requested reasonable accommodations still have not been provided to me.

The parking gate is still not working properly.

Attached is a copy of the Original Civil Rights Department Complaint against the City as well as a copy of an email chain with the Civil Rights Department in which they refuse to investigate civil rights violations by the City government of Los Angeles.

Also here are pertinent links:

Is there extra parking at **1522 Hi Point St**? You be the Judge
<https://lahousingpermitsandrentadjustmentcommission.com/is-there-extra-parking-at-1522-hi-point-st-you-be-the-judge/>

Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions

THE PARKING GATE DOES NOT WORK

[Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions](#)

Shocking Los Angeles inspectors refuse to cite alarming slumlord conditions

THE PARKING GATE IS BROKENLos Angeles. There is no accessible unit door entry intercom monitors in each unit as r...

Attached also is a copy of the signed complaint CRD against Hi Point 1522 LLC, which includes attachments, dated 9/16/2026, as posted to the worldwide web. The Mayor and Council and city employees are named in exhibits released to the Civil Rights Department.

It is anticipated a new civil rights complaint will be filed specifically naming the City of Los Angeles.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

On Tuesday, September 1, 2026 at 02:01:56 PM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

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.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

On Sunday, August 30, 2026 at 09:44:09 PM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

records.ladbs@lacity.org

PUBLIC RECORDS REQUEST APN 506 801 8035

Via electronic. Any and all documents including but not limited to

BUILDING PERMITS New Construction, Additions, Alterations, Retaining Walls, Grading, Demolition for the years 2022-2026.

ELECTRICAL, PLUMBING, MECHANICAL PERMITS Only available from 1985-1990 and 1997-Present for the years 2022-2026.

MODIFICATIONS Discretionary approval granted by Building & Safety for the years 2022-2026.

VIOLATIONS OLDER THAN 12 months for the years 2022-2026.

TITLE 24 Report for Unit 8 and if applicable for the entire property.

BACKGROUND.

Unit 8 (eight) was demolished in 2026 and new plumbing and electrical and new windows added or altered. No permits pulled. Parking lot in 2026 was resurfaced and parking stall lines altered; no permits pulled. A new door entry intercom system was installed in 2023 but no permits were pulled. The LAHD has claimed the property owner has nonconforming rights not to comply with the ADA regulations but refuses to provide in writing the codification for this. Also, the LAHD refuses to provide in writing why the LAHD is not requiring the property owner to comply with the city building code sections requiring accessible unit door viewer, accessible handicapped parking stall, and accessible interface for the unit door entry intercom system. This is an 18 unit building comprised of mostly Black and Latino tenants. Also LAHD refused to inspect unit 8 for compliance. This information may have been shared by email to various LADBS employees according to city clerk documents to the council agenda.

Forwarded to Mayor and Council

alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org;
vatche.kasumyan@lacity.org; steven.harrison@lacity.org;
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Geary Juan Johnson

Phone 323-807-3099

On Sunday, August 30, 2026 at 09:29:04 PM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

This email is directed at the LADBS employees as noted above by email.

I seek answers to the concerns of this email and its entirety, but particularly the questions below.

1. What agency of the city by name is authorized to enforce the ADA requirements and a multifamily dwelling like this one?

I asked the question because I have not been able to get any compliance from

the LA HD code enforcement inspectors nor have I been able to get a written response to them explaining their jurisdiction or lack of. I know that this building receives government assistance from section 8, and also HUD.

2. I have posed to the city code enforcement inspectors these building code sections, Los Angeles, that relate to accessible wheelchair height door viewer as well as accessible height unit deadbolt lock, accessible handicapped parking stall, and accessible unit interface that would connect audio or video to a door entry intercom system. These are all building code requirements that exist in the Los Angeles building code. Could you please tell me what city agency enforces these sections of the Los Angeles building code as it relates to multifamily residential buildings? I have not been able to get LA HD code enforcement inspectors to acknowledge their authority over these housing services..

Geary Juan Johnson

Phone 323-807-3099

On Sunday, August 30, 2026 at 11:30:55 AM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

records.ladbs@lacity.org

PUBLIC RECORDS REQUEST
APN 506 801 8035

Via electronic. Any and all documents including but not limited to

BUILDING PERMITS New Construction, Additions, Alterations, Retaining Walls, Grading, Demolition for the years 2022-2026.

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Geary Juan Johnson

1522 HI POINT ST 9

Los Angeles. CA. 90035

Phone 323-807-3099

On Friday, August 28, 2026 at 10:19:49 AM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

To whom it may concern:

See attached

2026-8-14 Fax Owner Gate Repairs Needed.pdf

2026-8-22 Fax Owner with Code Complaint.pdf

2026-8-28 Fax Owner on Parking Available and Services.pdf

I understand the owner is charging HUD and Section 8 \$3,000 for units advertised as \$2100 because such unit was formerly an ADU unit. As you know, ADU units are not allowed in rent controlled buildings, but the HACLA has refused to cite the owner after receiving complaints.

As you know, often it is government funded housing that is the most dilapidated. The automatic parking gate is frequently down as reported to the owner is was not working yesterday August 27, August 3,4,6,10,11,12,14. This needs to be addressed by the City.

After the attack of senseless violence by the property owner (my car was

vandalized), two tenants who were white vacated the property.

Unit 17 vacated so that means stall tandem 19 is available for re-assignment. The city has jurisdiction over tandem parking and striping of parking stalls.

The city government Los Angeles claims it has jurisdiction over requests for reasonable accommodation housing due to disability.

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Geary Juan Johnson
Phone 323-807-3099

KAREN BASS, MAYOR, et al.

The Housing Services Requested are Needed Today

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

(based on Los Angeles Building Code)

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B.
CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche, Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members Eunisses Hernandez, Adrin Nazarian, Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriguez, Marqueece Harris-Dawson, Curren Price, Jr., Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian.

Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez, Benjamin Renkainen. 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. (Source: Secretary of State Business Entities)

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA. CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT. **201 N. LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012**
(213) 978-1845. civilandhumanrights.lacity.org

To whom it may concern.

Services requested have still not been provided.

Reasonable housing accommodations have still not been provided.

The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code.

I believe these actions are occurring and discrimination because of my race, Black, medical condition, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me.

The resident manager and others continue to park in stalls that they are not assigned to. See the picture of car parked in stall 15 which is normally parked n stall 16. I have been denied a similar privilege and service to park my car in a tandem parking stall. If the tenant #12 parks in stall 15 and 16, then that has been denied to me after the owner stated the parking was first come first served. The owner claims there are no stalls available but you can clearly see from the picture that vacant stalls are available. The tenant parking in stall 15 proves that there are stalsl available. See picture.

My rental agreement clearly says "Parking Space 1" and "Parking Space 2", which indicates to me that the owner intended there to be parking for two cars for this unit household.

Racial Discrimination by owner and city government

Medical Condition Discrimination by owner and city government

Disability Discrimination by owner and city government

Retaliation by owner and city government

All rights reserved

Geary J. Johnson

1522 Hi Point St 9

Los Angeles, CA. 90035

323-807-3099