Case # RR2017032095

Property Profile

APN :	5068-018-035	**Official Address :**	1522 S HI POINT ST, Los Angeles, CA 90035
APN :	5068018035	**CD :**	10
HCIDLA Year Built :		**LUPAMS Year Built :**	01/01/1972
HCIDLA Land Use :		**LUPAMS Land Use :**	0500
HCIDLA Unit Count :	18	**LUPAMS Unit Count :**	18
Related APN :			

BIMS Payment Info

Emergency Contact Information

First Name :	Julie	**Last Name :**	Cross
House Number :	4730	**Street Name :**	Woodman AVE
City :	Sherman Oaks	**State :**	CA
Zip Code :	91423	**Relationship with Owner :**	Property Manager
Phone Type :	Work	**Phone :**	(818) 832-6201
Email :	jcross@lbpm.com		

Tenancy Information

Street#	Street Address	Unit#	Current Rent Amount	Number of Bedrooms	Move-in Date	Date of Last Effective Rental Increase	Utility Services Paid by The Landlord	Parking Included in Current Rent Amount	R A S
1522	S HI POINT ST	1	$1,800.00	1	01/2016		Electric, Gas	Yes	
1522	S HI POINT ST	2	$1,795.00	1	07/2016		Electric, Gas	Yes	

Street#	Street Address	Unit#	Current Rent Amount	Number of Bedrooms	Move-in Date	Date of Last Effective Rental Increase	Utility Services Paid by The Landlord	Parking Included in Current Rent Amount	R A S
1522	S HI POINT ST	3	$1,775.00	1	05/2016		Electric, Gas	Yes	
1522	S HI POINT ST	4	$1,775.00	1	08/2016		Electric, Gas	Yes	
1522	S HI POINT ST	5	$1,415.16	1	08/2012	06/2016	Electric, Gas	Yes	
1522	S HI POINT ST	6	$1,750.00	1	05/2016		Electric, Gas	Yes	
1522	S HI POINT ST	7	$1,800.00	1	07/2014	10/2016	Electric, Gas	Yes	
1522	S HI POINT ST	8	$1,398.12	1	04/2006	06/2016	Electric, Gas	Yes	
1522	S HI POINT ST	9	$1,333.05	1	02/2010	06/2016	Electric, Gas	Yes	
1522	S HI POINT ST	10	$1,800.00	1	03/2016		Electric, Gas	Yes	
1522	S HI POINT ST	11	$1,837.50	1	11/2015	12/2016	Electric, Gas	Yes	
1522	S HI POINT ST	12	$1,775.00	1	09/2016		Electric, Gas	Yes	
1522	S HI POINT ST	13	$1,775.00	1	09/2016		Electric, Gas	Yes	
1522	S HI POINT ST	14	$1,837.50	1	01/2016	03/2017	Electric, Gas	Yes	

Street#	Street Address	Unit#	Current Rent Amount	Number of Bedrooms	Move-in Date	Date of Last Effective Rental Increase	Utility Services Paid by The Landlord	Parking Included in Current Rent Amount	R A S
1522	S HI POINT ST	15	$1,800.00	1	02/2017		Electric, Gas	Yes	
1522	S HI POINT ST	16	$1,775.00	1	09/2016		Electric, Gas	Yes	
1522	S HI POINT ST	17	$1,750.00	1	02/2017		Electric, Gas	Yes	
1522	S HI POINT ST	18	$1,802.50	1	01/2016	01/2017	Electric, Gas	Yes	

Documents

No record found.

Actions

Work Logs

No record found.

Geary Juan Johnson
1522 Hi Point Street 9
Los Angeles, CA 90035
323-807-3099

September 23, 2026

VIA CERTIFIED/PRIORITY MAIL
VIA FACSIMILE
VIA US MAIL

Cynthia Reynosa, Accounting Manager
Power Property Management Inc.
Post Office Box 472
Culver City, California 90232

RE: Notice of Non-Compliant Rent Increase – RSO Unit- UNIT 9

Dear Ms. Reynosa,

I am writing in response to the annual rent increase notice dated **December 18, 2025**, which states an effective date of **February 1, 2026**. The notice identifies my previous base rent as **$1,723.23** (inclusive of a $2.83 SCE fee and a $1.61 rent registration fee) and demands a **5% increase**, bringing the proposed new rent to **$1,809.39**.

Please be advised that this rental unit is subject to the **City of Los Angeles Rent Stabilization Ordinance (LARSO)**. The notice provided does not comply with the strict legislative limits enacted under **Los Angeles City Ordinance No. 188795**.

Pursuant to Ordinance No. 188795, an annual rent increase not previously noticed and served during the period beginning June 1, 2025, through June 30, 2026, **shall**

not exceed three percent (3%) and **shall not include any additional increase based on the landlord's payment of utilities**.

Because your notice demands a 5% increase instead of complying with the mandatory 3% cap, the notice is legally invalid, defective, and unenforceable.

My rent is currently fully paid and up to date. I will continue to pay my lawful monthly total rent of **$1,727.67** ($1,723.23 base + $2.83 SCEP + $1.61 RSO). I am prepared to comply with a revised, legally permissible rent increase notice that adheres to the 3% cap, provided it is properly calculated, noticed, and served in accordance with California state law and LARSO regulations.

Thank you for your prompt attention to correcting this error in my account ledger. Please provide all future communications regarding this matter in writing.

Sincerely,



Geary Juan Johnson

PROPERTY OWNER IS
HI POINT 1522 LLC
11900 WEST OLYMPIC BLVD
SUITE 810
LOS ANGELES, CA 90064

Tenant & Vehicle Roster

Unit Occupancy and Parking Summary

Unit	Number of Tenants	Number of Cars
Unit 1	1	0
Unit 2	2	1
Unit 3	*Vacant*	—
Unit 4	1	1
Unit 5	1	0
Unit 6	1	1
Unit 7	1	0
Unit 8	1	0
Unit 9	2	2
Unit 10	1	
Unit 11	1	
Unit 12	2	2
Unit 13	1	
Unit 14	1	1
Unit 15	*Vacant*	—
Unit 16	1	0
Unit 17	*Vacant*	—
Unit 18	1	1
Total	**18**	**9**

November 2026 at 1522 Hi Point St 90035. The owner claims there is no available parking but there is a total of parking for 27 cars. Is the owner lying?

Note: Blank cells in the Number of Cars column indicate unknown vehicle status.

The case against Power Property Management Inc.

The threats of the Owner. The Intercom

11/28/2022 via email

Dear Mr. Johnson:

"I saw that you are at it again, deliberately spreading defaming lies. For the record, your lies are both blatant and despicable; moreover, they are calculated and deliberate, with full knowledge of their falsity, and yet you go ahead and utter them anyhow to all and sundry. Neither Brent nor I has ever made any such racist statements, nor would we ever do so. You have made it your business to interfere with the rights of others to quiet enjoyment, to interfere with the ability of the lessor to rent units at the building, and, as I write above, to defame ownership and management. You have lost every single small claims action on your meritless and, as the Court has found, wholly unfounded claims.

"All of the rights of ownership and management with respect to your nuisance, your lies, and your defamatory false allegations are reserved. This is the only warning you will receive regarding these defaming lies."

THOMAS Khammar | Managing Partner
property management | leasing | capital improvement | investments
powerpropertymanagement.com
Phone: 310-593-3955 x23
Address | Mailing Address: PO Box 472 Culver City, CA 90232
DRE#01443898

Khammar and Brent Parsons said in court in 2025 that all Blacks should act alike. That is a stereotype that indicates racial bias.

OWNER LOSES TWO COURT CASES
Los Angeles Superior Court case 19 STSC14394. Geary Johnson sued for damages due to denial of housing services. Johnson was counter sued by Kassandra Harris, Cynthia Reynosa, Brent Parsons, Power Property Management Inc., Walter Barrett. The counter claim damages requested by Power Property Management were denied.

INTERCOM LAW

The two-way communication system on the front of this location ("Akuvox") does not have a system interface in my dwelling unit. Los Angeles Building code section 11B-708.4, 708.4.1, 708.4.2. Also see California Building codes sections below 11B-230.1 and 11B-708, et al. The two way communication system and my unit were inspected on September 26, 2025 by city inspector Fabian Gonzalez. The stated building codes require that there be a system interface in my dwelling unit. Please cite the owner for this violation.

This is redacted from a lawsuit against the prior owner of the property, but the owner at that time included the contract with Power Property Management Inc. and included similar facts to this address location, as this address was named in that lawsuit. Los Angeles small claims case 21STSC04574 against Hi Point Apts LLC.

1. The defendant denied me full and equal housing services.

2. Everything in the unit must be in useful condition

3. The defendant has damaged me and denied me entitled maintenance to the Intercom

4. The defendant is able to deny housing services because they have government help

5. The owner said around May 14, 2021, that I am entitled to parking for two cars if I pay an additional $50 per month of rent, but my rent agreement says parking is included in the rent

6. No other tenant in the building pays an additional $50 for parking. I feel the $50 is racist and retaliatory and singles me out for unfair treatment an illegal rent increase

7. The owner of the property is a racist

8. The actions of defendants are oppressive, fraudulently, and malicious, and entitle me to damages of up to $4000 per act

9. The defendants have violated civil code section 1940.2 and interfere with my quiet enjoyment of the premises.

10. The defendant has violated the corporate oath that all its activities will be lawful.

JUDGMENT WAS ENTERED AS STATED BELOW ON (DATE): 02/16/2022 in favor of Tenant. Court orders judgment entered for Plaintiff against Defendant Hi Point Apts LLC., (A Corporation) on the Plaintiff's Claim filed by Plaintiff on 12/03/2021 for the principal amount of $479.99 and costs of $90.00 for a total of $569.99.

Links

November 17, 2026
Video loaded to Jetpack only

Video points out slumlord conditions at a city and government funded privately owned multifamily apartment building. For more information, see https://d22tgksh1zpp6f.cloudfront.net/OnlineDocs/2025/25-0924_PC_PM_09-05-2026.pdf

LOS ANGELES CODE VIOLATION COMPLAINTS

"First they came for the socialists, and I did not speak out—because I was not a socialist. Then they came for the trade unionists, and I did not speak out—because I was not a trade unionist. Then they came for the Jews, and I did not speak out—because I was not a Jew.Then they came for me—and there was no one left to speak for me. —Martin Niemöller."

https://lahousingpermitsandrentadjustmentcommission.com/code-enforcement-complaints-re-1522-hi-point-street/

November 7 2026 New WP

Justice Delayed: Inside the LAHD Reduction of Services Case CE332160
(How to file RSO complaint)
The tenant argues LAHD must accept a reduction-in-housing-services complaint because the electric parking gate became a regulated housing service through a city-approved capital improvement surcharge, statutory definitions, and long-standing use. Since the gate has been nonfunctional for six months without rent reduction, the tenant seeks retroactive and ongoing rent relief until repairs are certified.
https://lahousingpermitsandrentadjustmentcommission.com/justice-delayed-inside-the-lahd-reduction-of-services-case-ce332160/