

## Communication from Public

**Name:** Geary Juan Johnson

**Date Submitted:** 07/26/2025 07:43 PM

**Council File No:** 25-0006-S77

**Comments for Public Posting:** 25-0006-S77 Motion (Soto-Martinez – Yaroslavsky) relative to producing monthly reports on the City’s response to complaints of price gouging in the rental housing market. (Ad Hoc Committee for LA Recovery approved this item on June 23, 2025. This item is referred to Ad Hoc Committee for LA Recovery and Housing and Homelessness Committee). THIS MATTER IS SUPPORTED BECAUSE: (attached) 2015-12-11 Email Order from County Health re Intercom.pdf.pdf 2025-7-13 Code Complaint 945381. Annotated Police warning Akuvox flyer tenants.jpeg.pdf 2025-6-29 Email re 1522 What Khammar said.pdf 2025-6-23 RSO Harass Complaint.pdf 2025-6-19 Email Gmail Followup to Owner..pdf 2025-6-18 Email re Gate Lock and Intercom.pdf 2025-6-17 Email City Owner Further.pdf 2025-6-16 City Response and My Reply.pages 2025-6-10 Email Owner re Marke Services.pdf 2025-6-10 Notice to Enter Premises at 1522 Hi Point 2025-5-8 PPM Notice to Enter 1954.pdf 2024-2-15 Tenant Three Fold Flyer Pages.pdf 2022-5-15 Revised Email on SC Hearing.pdf \* Thomas Khammar, May 11, 2022, a told to City Officials “His lease says space number 8, tandem, he has space number 8 tandem, the reason why the plaintiff is confused, is when the prior owner purchased the building, in 2015 or prior, the owner at that time had extra parking available and sent out an email and said for extra money you can take individual parking, and of course he declined it, and life goes on. He got his space number 8. There is no issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars.” City employees refuse to enforce the tandem stall parking assignment. Seen on social media: Requestor: What is that new building going up on the corner of Pico and Fairfax? Respondent: The Mayor Karen Bass Center for Illegal Immigrants. \*Power Property Management Inc.

## **\* Thomas Khammar, May 11, 2022, a told to City Officials**

“His lease says space number 8, tandem, he has space number 8 tandem, the reason why the plaintiff is confused, is when the prior owner purchased the building, in 2015 or prior, the owner at that time had extra parking available and sent out an email and said for extra money you can take individual parking, and of course he declined it, and life goes on. He got his space number 8. There is no issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars.”

### ***City employees refuse to enforce the tandem stall parking assignment.***

## **Seen on social media**

Requestor: What is that new building going up on the corner of Pico and Fairfax?

Respondent: The Mayor Karen Bass Center for Illegal Immigrants

## **City Code Violation Complaint #945381**

This is what the code enforcement department wrote to me: “2-7-2023 from code enforcement. Case ID: 844729 ZONING VIOLATION Unapproved open storage, maintenance, dismantling, repairing, or otherwise performing any work upon a vehicle, machine, motor, appliance, or other similar device, other than to effect minor emergency repairs to a motor vehicle. Sections 12.21.A.8(a), 12.21.A.8(b) of the L.A.M.C. COMMON, Note: White Mercury Sable -License # 6WLZ892 at stall # 4. [1522 S HI POINT ST.](#)”

([Employees](#)) Bridge and Andriasian should be fired for lying about their authority to cite for unapproved open storage

## **From Los Angeles County Depart of Public Health**

My concern is only with the nonworking intercom and unit nine. As a reminder, the management has three options to remedy the problem. Repair, replace, remove. Provide a minimum 24 hour notice to the tenant before performing the work.

## **Email to the city government Los Angeles May 15, 2022- (Pattern and Practice)**

Khammar admits that his nationality had an intercom; so that appears to be saying that as a Black American, I am not entitled to an intercom, no matter how much money I pay. Khammar implies that a Black such as myself is not entitled to seek redress of grievances in the courts. Khammar has no respect for the law.

## **Email to Los Angeles city government June 10, 2025**

I am sure Mr. Bridge and Mayor Bass would want their family and friends to have the health, safety, and welfare provided by an intercom system; I am sure that Mr. Bridge and Mayor Bass would not believe that health, safety, and welfare is not a necessity for their own family, friends, and guests.

## **Harassment Complaint to City Government of Los Angeles 6/23/2025 (RSO)**

Yes. California Civil Code section 1954 requires that Notice to Enter Premises must state that the landlord will enter during normal business hours, and the notice must state the date, approximate time, and purpose of the entry. The owner has served in recent times at least three or more Notice to Enter in which the owner does not state the approximate time of entry during normal business hours. I have complained to the owner numerous times in writing. The current notice that does not comply is dated June 23, 2025. I have told the owner that if they try to enter without posting the proper CC 1954 notice, I reserve the right to call the police for trespassing. I note that each time the owner or repairs has entered recently, they refuse to address the request for tandem parking and refuse to repair the non-working intercom system. Both the tandem parking and intercom system were provided at the inception of tenancy. This is a month to month rental. Please cite the owner for harassment, seek revocation of their business license DRE 01866167, and fine them \$1 million dollars (one million). The landlord is abusing rights under CC 1954 for purposes of harassing myself as tenant. This is a violation of the tenant harassment Ordinance No. 187109 sections 1,3, 8, 13, 16. I note that the right to repairs, and repairs to the intercom system, was provided at the inception of the tenancy, and the same right renews itself on the first of every month; the tandem parking was provided at the inception of tenancy and further provided by written contract with the owner dated November 4, 2021. Further, the intercom and tandem parking housing services exist due to the conduct of the parties.

RESOLUTION

Advise the owner to comply with CC 1954 and provide approximate time of entry to the unit; advise the owner to stop harassment of myself as tenant and advise owner to stop denying requested housing services, i.e working intercom and tandem parking stall. Courts have ruled that the intercom and tandem parking are housing services. See other requests in previous section.

**\* Thomas Khammar, May 11, 2022. As told to Los Angeles city government. From email of 5-15-2022 to City**

A court hearing was held May 11, 2022. Thomas Khammar (Power Property Management Inc) is the agent for property owner Hi Point 1522 LLC. Khammar appeared at the court hearing. (An email recall is attached that was emailed to city employees and officials.) The hearing was audio recorded by the court and the email is based on that recording. No matter how you interpret the 2010 rent agreement, this is the words of the owner thru Khammar at the hearing: (see page 5 of the email)

Khammar: "Obviously the plaintiff has sued us before, numerous times, four or five times, he has gone to fair housing and been rejected, he has gone to Los Angeles housing and been denied. Los Angeles housing, which is the Los Angeles rent stabilization board, it has an amenities reduction program, and if he lost an amenity, he is entitled to file for that under the Los Angeles rent stabilization ordinance and get a credit for it. Unfortunately he is denied because per his lease your Honor his parking space is number 8 which is a tandem space. Ok. I completely agree with the plaintiff that it is inconvenient to have two gentlemen living in an apartment with a tandem parking space but that is what is In his written lease. His lease says space number 8, tandem, he has space number 8 tandem, the reason why the plaintiff is confused, is when the prior owner purchased the building, in 2015 or prior, the owner at that time had extra parking available and sent out an email and said for extra money you can take individual parking, and of course he declined it, and life goes on. He got his space number 8. There is no issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars. All that is referenced in his own discovery that he gave you and I apologize but I don't know how you guys are seeing it but it says Exhibit 4 (page 6 of 22) , you see a white BMW it appears and in front of it is the space for the other vehicle."

(Khammar was talking about the request of two Black tenants for tandem parking. Black tenants as of 2025 still have not received the tandem parking stall that Khammar is speaking of.)

In contrast, CD 5 employee Thao Tran says in writing Black tenants are not entitled to tandem parking. Tran needs to be terminated from employment. (See [https://clkrep.lacity.org/onlinedocs/2025/25-0473\\_PC\\_PM\\_06-20-2025.pdf](https://clkrep.lacity.org/onlinedocs/2025/25-0473_PC_PM_06-20-2025.pdf) )

## **Email to Los Angeles Building and Safety Department 6/26/2025**

My question is there a similar requirement for tenant units that are in a multifamily building? I was referred to you by code enforcement inspector Masiss Andriasian who also appeared clueless but said he feels that the LADBS codes say that a two way intercoms system is an “amenity”.

## **Check out videos and blogs on racism in Los Angeles**

<https://wp.me/P57D2C-1Jx>

(As told to the Hon. Judge David O. Carter)

**From:** Geary J Johnson  
**Subject:** Disgusted in Los Ang  
**Date:** June 26, 2025 at 3:03 PM  
**To:** BENJAMIN.SULLIVAN@lacity.org BENJAMIN.SULLIVAN@LACITY.ORG



LOS ANGELES AND TWO WAY COMMUNICATION DEVICES MULTI-FAMILY DWELLINGS. I have asked a number of your department employees about this and they seem to be clueless. I even contacted some members of the Fire Dept and they were also clueless. I did read on the subject of two way communications for fire responders says Building and Safety Code Chapter 10 . 1009.8 "Two-way communication.. A two-way communication system complying with Sections 1009.8.1 and 1009.8.2 shall be provided at the landing serving each elevator or bank of elevators on each accessible floor that is one or more stories above or below the level of exit discharge.." My question is there a similar requirement for tenant units that are in a multifamily building? I was referred to you by code enforcement inspector Masiss Andriasian who also appeared clueless but said he feels that the LADBS codes say that a two way intercoms system is an "amenity". Does your department have a clarification on this? The online LADBS employee directory says your department has about 900 employees. I can be reached at 323-807-3099.

Pretty please sugar on top.

Geary J Johnson





# COMMUNITY ALERT

## Notification

OFFICIAL PUBLICATION OF THE WILSHIRE ACCIC



## WILSHIRE COMMUNITY ALERT

Recently, the Wilshire area has been subjected to various residential burglaries, involving 3-4 suspects using Wi-Fi jammers as they enter victims' residences. The Wi-Fi jammers are used to interrupt the internet Wi-Fi capabilities for burglar alarms and cameras. These burglary suspects are known to enter via 2<sup>nd</sup> story balconies and seek high end jewelry, purses, US Currency, and other fine valuables. They tend to ransack and target primary bedrooms. On many occasions these suspects will have a getaway vehicle and driver to act as a look out. The Los Angeles Police Department is seeking your help to deter such burglaries.

### What you can do:

- Provide extra security to your electrical circuit boxes with a padlock to deter burglars from tampering with your alarm system.
- Never tell Uber/ Taxi drivers or post on social media you will be on vacation or away from your home.
- Keep a look out for suspicious vehicles with temporary or dealer plates, and rental vehicles.
- Ask a trusty neighbor to pick up your mail and check on your residence.
- Place cameras and proper lighting on and around your home. Secure your alarm DVR, so it cannot be tampered.
- Talk to your Wi-Fi provider about **hard wiring your burglar alarm system**.
- Provide extra security such as a pole to sliding glass doors to eliminate an easy opening.
- Should you have valuable items (e.g., purses or vehicles) place Apple Air Tags to help track stolen items.
- Share your cell numbers with other close residents, so you can call/text about any activity in our area. This can be similar to a neighborhood watch program or join a "Ring" app to share information in your neighborhood.
- See what shrubbery and trees can be cut to make your home highly visible and never let mail accumulate in your mailbox.
- Install proper lighting and security signage. Leave lights on in your home, especially when you are away.



Wired security system



Apple Air Tags

**Los Angeles police department says do not use Akuvox**



Davey GJuanvaldez &lt;hairylegs27@gmail.com&gt;

## His lease says space number 8, tandem, he has space number 8 tandem. He got his space number 8. There is no issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars.

1 message

G Johnson &lt;tainmount@sbcglobal.net&gt;

Sun, Jun 29, 2025 at 8:59 PM

Reply-To: G Johnson &lt;tainmount@sbcglobal.net&gt;

To: "marke.bridge@lacity.org" &lt;marke.bridge@lacity.org&gt;, Vatche Kasumyan &lt;vatche.kasumyan@lacity.org&gt;, Germain Mendoza &lt;germain.mendoza@lacity.org&gt;, Masiss Andriasian &lt;masiss.andriasian@lacity.org&gt;, Cynthia Reynoso &lt;cynthia@powerpropertygrp.com&gt;, Thomas Khammar &lt;thomas@powerpropertygrp.com&gt;

Cc: "mayor.helpdesk@lacity.org" &lt;mayor.helpdesk@lacity.org&gt;, "councilmember.hernandez@lacity.org" &lt;councilmember.hernandez@lacity.org&gt;, "councilmember.Nazarian@lacity.org" &lt;councilmember.nazarian@lacity.org&gt;, "councilmember.blumenfield@lacity.org" &lt;councilmember.blumenfield@lacity.org&gt;, "contactCD4@lacity.org" &lt;contactcd4@lacity.org&gt;, "councilmember.yaroslavsky@lacity.org" &lt;councilmember.yaroslavsky@lacity.org&gt;, "councilmember.padilla@lacity.org" &lt;councilmember.padilla@lacity.org&gt;, "councilmember.rodriquez@lacity.org" &lt;councilmember.rodriquez@lacity.org&gt;, "councilmember.harris-dawson@lacity.org" &lt;councilmember.harris-dawson@lacity.org&gt;, "councilmember.price@lacity.org" &lt;councilmember.price@lacity.org&gt;, "cd10@lacity.org" &lt;cd10@lacity.org&gt;, "councilmember.park@lacity.org" &lt;councilmember.park@lacity.org&gt;, "councilmember.Lee@lacity.org" &lt;councilmember.lee@lacity.org&gt;, "councilmember.soto-martinez@lacity.org" &lt;councilmember.soto-martinez@lacity.org&gt;, "councilmember.Jurado@lacity.org" &lt;councilmember.jurado@lacity.org&gt;, "councilmember.mcosker@lacity.org" &lt;councilmember.mcosker@lacity.org&gt;, Kasandra Harris Resident Manager 1522 &lt;highpoint1522@gmail.com&gt;, LAHD new &lt;lahd.rso.central@lacity.org&gt;, LAHD REAP &lt;lahd.reap@lacity.org&gt;, "Power Property Management Inc." &lt;09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us&gt;, "brent@powerpropertygrp.com" &lt;brent@powerpropertygrp.com&gt;, Nisi Walton &lt;nisi@powerpropertygrp.com&gt;, "frontdesk@powerpropertygrp.com" &lt;frontdesk@powerpropertygrp.com&gt;, "Cc: controller.mejia@lacity.org" &lt;controller.mejia@lacity.org&gt;, "DOD.Contact@lacity.org" &lt;dod.contact@lacity.org&gt;, "aoa.crsa@aoausa.com" &lt;aoa.crsa@aoausa.com&gt;, "ARAM.AVEDISIAN@LACITY.ORG" &lt;aram.avedisian@lacity.org&gt;, "ERIC.BANE@LACITY.ORG" &lt;eric.bane@lacity.org&gt;, "DORAN.BOBADILLA@LACITY.ORG" &lt;doran.bobadilla@lacity.org&gt;

To whom it may concern and the Hon. Judge David O. Carter:

### THE PROPERTY OWNER MAINTAINS WIFI CHANNELS FOR THE USE OF ILLEGAL HOME SHARING TENANTS

PowerPropertyFreeHighSpeed  
Hi Point Management  
Hi Point HOA Spectrum

### ANOTHER TENANT WAS ASSIGNED TO PARK IN STALL 8

During the years 2010-2014, my roommate and myself were assigned to park in stall #14, a tandem stall. Pictures provided to the city government of Los Angeles show the car of another tenant parked in stall #8 during that time period.

### THE RENT AGREEMENT SHOWS THAT THE OWNER INTENDED FOR UNIT 9 TENANTS TO HAVE PARKING FOR TWO CARS

The rent agreement says parking space #2, interpreted as parking for two cars.

### THE OWNER HAS THE ABILITY TO EXTEND THE PARKING STALL STRIPING TO ACCOMMODATE TENANTS #9

THE COO FOR THE BUILDING REQUIRES PARKING FOR 27 CARS. The Owner extended the striping for stall #12 to accommodate a tenant with two cars. Same such accommodation was denied to tenants in unit 9. There are as a result parking for 28 cars.

### TENANTS UNIT 9 ARE ENTITLED TO TANDEM PARKING SAYS THE OWNER

A court hearing was held May 11, 2022. Thomas Khammar is the agent for property owner Hi Point 1522 LLC. Khammar appeared at the court hearing. (An email recall is attached that was emailed to city employees and officials.) The hearing was audio recorded by the court and the email is based on that recording. No matter how you interpret the 2010 rent agreement, this is the words of the owner thru Khammar at the hearing: (see page 5 of the email)

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The code enforcement department under Mayor Karen Bass has the authority to enforce what Thomas Khammar has said.

All rights reserved.

I am a Ham-Jew-DNA-Kushite/Black male American with a disability entitled to all rights and privileges under the state Unruh Act.

Geary J. Johnson  
1522 Hi Point St 9  
Los Angeles, CA 90035  
323-807-3099

Attached

Email Revised - RACISM AND CORRUPTION CITY OF LOS ANGELES - Memorialize Court  
Hearing Johnson v Hi Point 1522 LLC and Power Property management. May 15, 2022 (Ten Pages)



**2022-5-15 Revised Email on SC Hearing.pdf**

239K

**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  
 housing.lacity.gov

**TENANT COMPLAINT FORM**

Your complaint has been received. Investigative staff will contact you within 3 business days. Please ensure documentation is provided to support your complaint. Documents can be mailed, faxed, or emailed to the Assigned Office as listed below. Please ensure that your Case Number is indicated on the documents submitted.

There is no charge for filing this complaint. If an investigation reveals a violation of the Los Angeles Municipal Code, you will be contacted before your landlord is notified of the violation. The filing of this complaint does not prevent the landlord from initiating a legal action against you in court.

If you receive any court documents, it is your responsibility to seek legal assistance.

<b>Date of Complaint:</b>	06/23/2025
<b>LAHD Case Number:</b>	
<b>Alleged Violation(s):</b>	Harassment
<b>Assigned Office:</b>	1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026 <b>Fax:</b> 213-314-6279   <b>Toll-Free:</b> 866-557-7368 <b>Email:</b> lahd.rso.central@lacity.org

**I. Property Detail**

**APN:** 5068018035

**Address:** 1522 S HI POINT ST, #9, Los Angeles, CA 90035

**Unit No.:** 9

**II. Tenant Information**

Full Name	Address	Unit No.	Home Phone	Work Phone	Cell Phone	Fax	Email
Geary Juan Johnson	1522 S HI POINT ST, Los Angeles, CA 90035	9	(323) 807-3099	(323) 807-3099			tainmount@sbcglobal.net

**III. Landlord Information**

Owner Type	Full Name	Address	Home Phone	Work Phone	Cell Phone	Fax	Email
Owner	Hi Point 1522 LLC/Power Property Mgmt	8885 Venice Blvd , Los Angeles, CA 90034		(310) 593-3955			09e41e7459a05677911c@powerpropertygroup.mailer.app

**IV. Unit Detail**

<b>Rental Unit Type:</b> Apartment	
<b>Total Bedroom:</b> 1	<b>Move In Date:</b> 02/16/2010
<b>Current Rent:</b> \$1,731.00	<b>Foreclosure Activity:</b> No

Section 8: No	Do you still live in this rental unit?: Yes
Number of people living in rental unit 18 years old or over: 2	
Number of people living in rental unit under the age of 18 years old: 0	
<p>Do you wish to provide more details regarding the Allegations : Yes. California Civil Code section 1954 requires that Notice to Enter Premises must state that the landlord will enter during normal business hours, and the notice must state the date, approximate time, and purpose of the entry. The owner has served in recent times at least three or more Notice to Enter in which the owner does not state the approximate time of entry during normal business house. I have complained to the owner numerous times in writing. The current notice that does not comply is dated June 23, 2025. I have told the owner that is they try to enter without posting the proper CC 1954 notice, I reserve the right to call the police for trespassing. I note that each time the owner or repairs has entered recently, they refuse to address the request for tandem parking and refuse to repair the non-working intercom system. Both the tandem parking and intercom system were provided at the inception of tenancy. This is a month to month rental. Please cite the owner for harassment, seek revocation of their business license DRE 01866167, and fine them \$1 million dollars (one million). The landlord is abusing rights under CC 1954 for purposes of harassing myself as tenant. This is a violation of the tenant harassment Ordinance No. 187109 sections 1,3, 8, 13, 16. I note that the right to repairs, and repairs to the intercom system, was provided at the inception of the tenancy, and the same right renews itself on the first of every month; the tandem parking was provided at the inception of tenancy and further provided by written contract with the owner dated November 4, 2021. Further, the intercom and tandem parking housing services exist due to the conduct of the parties.</p>	
<p>What do you consider a fair resolution to your complaint?: Advise the owner to comply with CC 1954 and provide approximate time of entry to the unit; advise the owner to stop harassment of myself as tenant and advise owner to stop denying requested housing services, i.e working intercom and tandem parking stall. Courts have ruled that the intercom and tandem parking are housing services. See other requests in previous section.</p>	

## V. Reason(s) For Complaint



Davey GJuanvaldez &lt;hairylegs27@gmail.com&gt;

## Follow Up. There is still no working intercom at this Unit. Still have not been provided a tandem parking stall.

3 messages

**G Johnson** <tainmount@sbcglobal.net>

Thu, Jun 19, 2025 at 10:59 AM

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

To: Mayor Helpdesk <mayor.helpdesk@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.Nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriquez@lacity.org" <councilmember.rodriquez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.Jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, Kasandra Harris Resident Manager 1522 <highpoint1522@gmail.com>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, "frontdesk@powerpropertygrp.com" <frontdesk@powerpropertygrp.com>, Thomas Khammar <thomas@powerpropertygrp.com>, Cynthia Reynoso <cynthia@powerpropertygrp.com>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>  
Cc: "controller.mejia@lacity.org" <controller.mejia@lacity.org>, "DOD.Contact@lacity.org" <dod.contact@lacity.org>, "francisco@powerpropertygrp.com" <francisco@powerpropertygrp.com>, "aoa.crsa@aoausa.com" <aoa.crsa@aoausa.com>, Masiss Andriasian <masiss.andriasian@lacity.org>

Yesterday the two city inspectors were here, Marke Bridge and **Masiss Andriasian**.

They appeared to further inspect the property and the two abandoned vehicles being used for storage. They noted that the gaping hole in the exterior wall of the building was not yet repaired.

Masiss Andriasian admitted knowledge that across the city there are hundreds of properties that have intercom systems such as the one at this building. I note that the city COO for this building in 1971 authorized the intercom system; and the parking stalls; pictures of the intercom system can be seen online search i.e old pictures of the building prior to 2015.

Masiss Andriasian seemed to imply that government funded multi-family dwellings with intercoms systems are treated differently than privately owned buildings, although I am not sure he implied that, and I note this is a city rent controlled building, and code enforcement has jurisdiction over all portions of the property, whether it is privately owned or not.

It is not my duty as tenant to supply any of the parts for any housing services to work. If the inspectors push any of the buttons on the outside Akuvox, other than the keypad door entry code, they will see the intercom functions do not work and do not connect to any tenant, certainly not me.

All rights reserved.

**Geary Juan Johnson**

**1522 Hi Point St 9**

**Los Angeles. CA. 90035**

Phone 323-807-3099

On Wednesday, June 18, 2025 at 03:42:28 PM PDT, G Johnson <[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)> wrote:

To whom it may concern Hi Point 1522 LLC and Power Property Management Inc. et al:

1. On 12/11/2015 (ten years ago), government employee County Public Health assumed jurisdiction and did cite this building for the non-working intercom and told owner to "repair, remove, or replace." See attached email chain.

2. The intercom box is still in my unit and still does not work. There were three generations of intercom/door entry systems: (1) the one installed when the building was built 4/17/1973; (2) the one installed in 2014 and (3) the Akuvox system installed around May 19, 2023. As of 2014, none of these intercoms are available for me to use. My unit number appears on the face of the Akuvox intercom system.

3. The owner has installed an electric gate for the parking lot. Within the last week or so, the owner installed a lock on the box that allows access for tenants to manually open the security gate as numerous times tenants have had to manually open the gate when the gate was jammed or electricity was interrupted. The lock on the control box will keep tenants from manually operating the gate in the event of an emergency. Please supply tenants with the combination to the gate control box lock so they do not face possible false imprisonment and danger to health, safety, and welfare if they cannot get their auto out of the parking lot.

All rights reserved.

**Geary Juan Johnson**  
**1522 Hi Point St 9**  
**Los Angeles CA 90035**

Phone 323-807-3099

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**Davey GJuanvaldez** <[hairylegs27@gmail.com](mailto:hairylegs27@gmail.com)>

Thu, Jun 19, 2025 at 11:10 AM

To: [frontdesk@powerpropertygrp.com](mailto:frontdesk@powerpropertygrp.com), [cynthia@powerpropertygrp.com](mailto:cynthia@powerpropertygrp.com), Thomas Khammar <[thomas@powerpropertygrp.com](mailto:thomas@powerpropertygrp.com)>, [brent@powerpropertygrp.com](mailto:brent@powerpropertygrp.com), "Power Property Management Inc." <[09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us](mailto:09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us)>, Nisi Walton <[nisi@powerpropertygrp.com](mailto:nisi@powerpropertygrp.com)>, [francisco@powerpropertygrp.com](mailto:francisco@powerpropertygrp.com)

[Quoted text hidden]

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**Mail Delivery Subsystem** <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>

Thu, Jun 19, 2025 at 11:10 AM

To: [hairylegs27@gmail.com](mailto:hairylegs27@gmail.com)



## Address not found

Your message wasn't delivered to **[francisco@powerpropertygrp.com](mailto:francisco@powerpropertygrp.com)** because the address



Davey GJuanvaldez &lt;hairylegs27@gmail.com&gt;

**(no subject)**

1 message

**G Johnson** <tainmount@sbcglobal.net>

Wed, Jun 18, 2025 at 3:42 PM

Reply-To: G Johnson &lt;tainmount@sbcglobal.net&gt;

To: Mayor Helpdesk <mayor.helpdesk@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.Nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriquez@lacity.org" <councilmember.rodriquez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.Jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, Kasandra Harris Resident Manager 1522 <highpoint1522@gmail.com>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, "frontdesk@powerpropertygrp.com" <frontdesk@powerpropertygrp.com>, Thomas Khammar <thomas@powerpropertygrp.com>, Cynthia Reynoso <cynthia@powerpropertygrp.com>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>  
 Cc: "controller.mejia@lacity.org" <controller.mejia@lacity.org>, "DOD.Contact@lacity.org" <dod.contact@lacity.org>, "francisco@powerpropertygrp.com" <francisco@powerpropertygrp.com>, "aoa.crsa@aoausa.com" <aoa.crsa@aoausa.com>, Masiss Andriasian <masiss.andriasian@lacity.org>, "marke.bridge@lacity.org" <marke.bridge@lacity.org>

To whom it may concern Hi Point 1522 LLC and Power Property Management Inc. et al:

1. On 12/11/2015 (ten years ago), government employee County Public Health assumed jurisdiction and did cite this building for the non-working intercom and told owner to "repair, remove, or replace." See attached email chain.
2. The intercom box is still in my unit and still does not work. There were three generations of intercom/door entry systems: (1) the one installed when the building was built 4/17/1973; (2) the one installed in 2014 and (3) the Akuvox system installed around May 19, 2023. As of 2014, none of these intercoms are available for me to use. My unit number appears on the face of the Akuvox intercom system.
3. The owner has installed an electric gate for the parking lot. Within the last week or so, the owner installed a lock on the box that allows access for tenants to manually open the security gate as numerous times tenants have had to manually open the gate when the gate was jammed or electricity was interrupted. The lock on the control box will keep tenants from manually operating the gate in the event of an emergency. Please supply tenants with the combination to the gate control box lock so they do not face possible false imprisonment and danger to health, safety, and welfare if they cannot get their auto out of the parking lot.

All rights reserved.

**Geary Juan Johnson**  
**1522 Hi Point St 9**  
**Los Angeles CA 90035**  
 Phone 323-807-3099



**2015-12-11 Email Order from County Health re Intercom.pdf.pdf**  
88K



Davey GJuanvaldez &lt;hairylegs27@gmail.com&gt;

## Lying, Cheating, and Stealing by city employees

1 message

G Johnson &lt;tainmount@sbcglobal.net&gt;

Tue, Jun 17, 2025 at 11:16 PM

Reply-To: G Johnson &lt;tainmount@sbcglobal.net&gt;

To: "marke.bridge@lacity.org" &lt;marke.bridge@lacity.org&gt;, Vatche Kasumyan &lt;vatche.kasumyan@lacity.org&gt;, Germain Mendoza &lt;germain.mendoza@lacity.org&gt;, Masiss Andriasian &lt;masiss.andriasian@lacity.org&gt;

Cc: "mayor.helpdesk@lacity.org" <mayor.helpdesk@lacity.org>, "councilmember.hernandez@lacity.org" <councilmember.hernandez@lacity.org>, "councilmember.Nazarian@lacity.org" <councilmember.nazarian@lacity.org>, "councilmember.blumenfield@lacity.org" <councilmember.blumenfield@lacity.org>, "contactCD4@lacity.org" <contactcd4@lacity.org>, "councilmember.yaroslavsky@lacity.org" <councilmember.yaroslavsky@lacity.org>, "councilmember.padilla@lacity.org" <councilmember.padilla@lacity.org>, "councilmember.rodriquez@lacity.org" <councilmember.rodriquez@lacity.org>, "councilmember.harris-dawson@lacity.org" <councilmember.harris-dawson@lacity.org>, "councilmember.price@lacity.org" <councilmember.price@lacity.org>, "cd10@lacity.org" <cd10@lacity.org>, "councilmember.park@lacity.org" <councilmember.park@lacity.org>, "councilmember.Lee@lacity.org" <councilmember.lee@lacity.org>, "councilmember.soto-martinez@lacity.org" <councilmember.soto-martinez@lacity.org>, "councilmember.Jurado@lacity.org" <councilmember.jurado@lacity.org>, "councilmember.mcosker@lacity.org" <councilmember.mcosker@lacity.org>, Kasandra Harris Resident Manager 1522 <highpoint1522@gmail.com>, LAHD new <lahd.rso.central@lacity.org>, LAHD REAP <lahd.reap@lacity.org>, "Power Property Management Inc." <09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>, "brent@powerpropertygrp.com" <brent@powerpropertygrp.com>, Nisi Walton <nisi@powerpropertygrp.com>, "frontdesk@powerpropertygrp.com" <frontdesk@powerpropertygrp.com>, Thomas Khammar <thomas@powerpropertygrp.com>, Cynthia Reynoso <cynthia@powerpropertygrp.com>, "Cc: controller.mejia@lacity.org" <controller.mejia@lacity.org>, "DOD.Contact@lacity.org" <dod.contact@lacity.org>, "francisco@powerpropertygrp.com" <francisco@powerpropertygrp.com>, "aoa.crsa@aoausa.com" <aoa.crsa@aoausa.com>

## Lying, Cheating, and Stealing by city employees

### Is your purpose to kill me off as a tenant?

I further respond to your June 16, 2025 email.

1. You state: "**Intercom system – Luxury vs. Necessity:** According to current building codes, intercom systems are considered amenities, not necessities. At the time of your lease agreement, the intercom system was non- operational, and this condition was acknowledged and accepted. Health and safety standards are determined by code requirements—not by tenant preference."

Besides racism, corruption, and stupidity, what is your motivation here? No repairs to the intercom demands, no tandem parking in response to my tandem parking demands, why are you acting in concert with the owner to deny me housing services? Is your purpose to kill me off as a tenant?

Your statement indicates you are lying.

In 2010 I moved into the subject address.

The city housing has a copy of the rent agreement and it also was an exhibit in Court case against the City of Los Angeles, 23STCP00644. GEARY J. JOHNSON VS LOS ANGELES HOUSING DEPARTMENT, ET AL.

In 2010 when I moved, the signed rent agreement said everything was in good condition working order. The phrase also used was “including but not limited to”.

It is four years later, 2014, a new owner takes ownership of the property. That owner then says that the intercom system is not working. In short order he installs new intercoms in select units, disconnects my intercom wiring and never replaces it even though the non-working unit is still in my apartment. It was the owners act of retaliation because I complained about the parking. The evidence in the city possession is that the owner was working on the non-functioning units. Mine is never repaired or replaced and becomes repeated subject of numerous code violation and city housing complaints.

This is the extent city employees go to not only practice racism but also to lie, cheat, steal and abuse tax payer dollars. Out of one cheek the mayor seeks federal and state assistance and out the other cheek she denies housing services. City government corruption.

So the complaint I file around 2014 notes it is the owner (not me) who says the intercom system is not working.

You stated: “At the time of your lease agreement, the intercom system was non- operational, and this condition was acknowledged and accepted.” That is a lie. The rental agreement of 2010 clearly shows that everything in the unit was received in good condition and repair; there is no mention of any intercom system that was non-operational. If you have written acknowledgment and acceptance by me, please forward me a copy because there is no such document in my possession nor in the thousands of pages of documents filed with the Court by the City of Los Angeles. **That becomes another lie by you.**

What is your definition for amenity? The code inspector Marke Bridge called it a “luxury”.

What is your definition for necessity? Do you understand that an amenity could be a necessity because an amenity is also a housing service.

**Yes, an amenity can be considered a housing service.** Amenities are features or services that enhance the comfort, convenience, or enjoyment of a living space, often going beyond the basic necessities. They can include things like fitness centers, swimming pools, or laundry facilities, and these are often provided for the use of residents within a housing complex. (Source: Google AI)

Necessity defined: the need for something; something that you need, **especially** in **order** to **live**.

What is your definition of intercom? What is it used for?

I have read some of the Building and Safety codes that require an intercom system in all buildings for purposes of fire alarms and emergency responders and these tend to be commercial buildings IMO but also seem to cover commercial buildings used for residences like a twenty story apartment building.

**“Yes, intercoms are often used for safety purposes.** They allow for quick and direct communication, which can be crucial in emergency situations. Intercoms can be used to alert people to potential dangers, facilitate communication during evacuations, and enhance overall security by allowing for verification of visitors before granting access.

Here's a more detailed breakdown:

- **Emergency Communication:** Intercoms are a reliable way to broadcast emergency messages to a large group of people, such as in schools or large buildings, during events like fires, severe weather,

or active shooter situations.

- **Visitor Verification:** Intercom systems with video capabilities allow occupants to see and speak with visitors before granting them access, helping to prevent unauthorized entry.
- **Security Enhancement:** Intercoms can be integrated with security systems, providing an extra layer of protection and deterring potential threats, according to security journals.
- **Help Points:** Intercoms can serve as help points, enabling individuals to quickly contact security or emergency personnel in case of an incident.
- **Remote Door Control:** Some intercom systems allow users to remotely unlock doors, providing a convenient way to manage access and security from a distance” (Source: Google AI)

**This article above mentions the words:** safety, communication, emergencies, verification of potential dangers and visitors; if you feel that these types of things are not necessary for tenants like myself to have, then how do I achieve those goals without an intercom system?

## **2. Your email claims you are dedicated to “ensuring safe, habitable housing and to enforcing municipal code requirements thoroughly and fairly”.**

My response: You are lying. It is not safe for me to live in a building without a working intercom because the purpose of an intercom is for purposes of safety. The attorney for Hi Point 1522 LLC said in the court case (Johnsons vs City of Los Angeles) that the newest intercom system is for the use of all tenants, so why do I not have one that works? Also, “Key aspects of habitable housing include: **Safe Access:** There should be safe and secure access to and from the dwelling, including functioning locks.” Since you refuse to cite the owner for the non-working intercom and denial of intercom parts, there is no safe and secure access to and from the dwelling. Also, as far as the intercom system and tandem parking, you have not been thorough and you have not been fair i.e. the state Unruh Act. The LAMC Sec. 151.02 defines housing services; you have neither been thorough or fair in complying the city definition of housing services which states tenants like myself are entitled to “Housing services are services that are connected with the use or occupancy of a rental unit **including, but not limited to,** utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities.” I am clearly being denied housing services such as “tandem” parking, “any other benefits and privileges” such as intercom service and the parts to use it. Your own Tenant Anti-Harassment Ordinance denies rental unit as including “all housing services, privileges, furnishings supplied in connection with the use of occupancy thereof...”. Yet you appear unwilling to accept these government definitions when it comes to my tenancy.

By leaving out the validity of the intercom as a necessity, you are neither being thorough or fair. **Another lie on your part.**

"In Los Angeles, intercom systems in buildings must comply with specific building codes, particularly concerning **emergency communication** and accessibility. These codes mandate two-way communication systems at elevator landings for accessible means of egress and in specific areas like **areas of refuge**. Additionally, **residential units** in public housing may require specific communication features.

## Key requirements and considerations:

- Emergency Communication:
  - Two-way communication systems are required at elevator landings serving accessible floors above or below the level of exit discharge.
  - These systems must comply with Section 1009.8 of the building code, which outlines requirements for two-way communication systems.
  - Exceptions exist, such as when two-way communication is provided within areas of refuge or when dealing with specific elevator types.
  - Emergency voice/alarm communication systems require emergency power for a specific duration.
- Accessibility:
  - In public housing, a certain percentage of residential units must provide communication features, as detailed in Section 11B-809.5.
  - The ground floor of a building, if above grade, must have accessible routes to all dwelling units.
- General Installation:
  - Intercom and similar outlets require boxes installed as per electrical outlet box requirements.
  - The scope of the intercom installation project determines whether a work permit is needed.
  - The National Electrical Code (NEC) (NFPA 70) provides standards for the safe installation of electrical systems, which includes intercom systems.
- Sound Transmission:
  - Building codes address airborne and impact sound insulation between dwelling units and public areas.
- Permits:
  - Permits are often required for intercom installations in Los Angeles, depending on the scope of the project

My response: if a permit is needed to install an intercom in my building, then that permit is under the jurisdiction of the code enforcement department and that permit is mandatory.

## AI Overview

Yes, an intercom system is generally considered an amenity in apartment buildings and other multi-unit residential properties in Los Angeles.

Here's why:

- **Security and Convenience:** Intercom systems, especially video intercoms, are recognized as valuable tools that enhance security and convenience for residents. They allow residents to:
  - Verify the identity of visitors before granting access.
  - Remotely grant access to visitors through smartphones or keypads.
  - Receive package deliveries more easily.
- **Tenant Preferences:** Many residents, particularly in urban areas like Los Angeles, value and seek out buildings that offer amenities that improve safety and simplify daily life, making intercoms a desirable feature.
- **Common Use in Multifamily Properties:** Intercom systems are commonly installed in multi-unit residential buildings to manage resident and visitor access effectively.

In summary, while the Los Angeles Building and Safety department might not specifically define an intercom as a mandatory amenity based on codes alone, it's widely regarded as an amenity due to its practical benefits for residents and property management in the city's context. (Source Google AI).

3. You state: “**Alleged abandoned vehicle in stall #4:** Please be advised that LAHD, along with other City departments, does not enforce matters related to expired or missing registration tags on vehicles parked on private property—unless those vehicles obstruct or create a public nuisance.” Here you admit that the city has jurisdiction if the vehicles is an obstruction or nuisance; I have clearly proven the vehicles as obstruction to getting a tandem parking stall and I have reported them as a nuisance, so where is your thorough and fair response to that? None.

4. What are the qualifications for me to get a working intercom and the parts to use it? What are the qualifications for me to get a tandem parking stall? You work in concert with the property owner, so what is your response? If you took action on the two cars parked in the lot illegally, then that would be two more stalls available for me to have a tandem parking stall.

I am a tenant who is Ham-Jew-DNA-Kushite/Black male American . I am a Black male tenant, aged over 45, and with a disability entitled to all privileges and rights under the State Unruh Act, CC 51,52.

***All rights reserved.***

**Geary Juan Johnson**

**1522 Hi Point St 9**

Phone 323-807-3099

On Monday, June 16, 2025 at 10:34:52 AM PDT, Masiss Andriasian <[masiss.andriasian@lacity.org](mailto:masiss.andriasian@lacity.org)> wrote:

Dear Mr. Johnson,

The Los Angeles Housing Department (LAHD) has received your email dated June 10th, regarding the property located at 1522 Hi Point.

After reviewing the items you identified, we would like to provide the following responses:

- **Code violation case 934668:** Please note that Case 934668 does not pertain to the subject property. The correct case number associated with your unit is 934688, which has been combined with your previously filed Case 932473. A *Notice to Comply* (NTC) was issued—not a *Substandard Notice*.
- **Notice to Comply issued May 8, 2025:** The *Notice to Comply* issued under Case 932473 is not a *Substandard Notice*. All actions taken were in direct response to your complaint and were processed according to LAHD protocols.
- **Concerns about unsafe debris and damaged stucco:** The Inspector did cite the damaged stucco, which is currently under repair. At no time were any dangerous or falling hazards observed or ignored. Ongoing repairs are being monitored within the compliance timeframe.
- **Alleged abandoned vehicle in stall #4:** Please be advised that LAHD, along with other City departments, does not enforce matters related to expired or missing registration tags on vehicles parked on private property—unless those vehicles obstruct or create a public nuisance.
- **Non-Operational vehicle in tandem stall #17:** Similarly, LAHD does not regulate the use of private parking stalls for legally owned and privately stored vehicles unless an active health or safety violation exists.
- **Removal of notices and wall repairs:** LAHD does not monitor the posting or removal of inspection notices. However, as stated in the *Notice to Comply* issued on May 8, the property owner has 30 days to correct cited items, including wall damage near the laundry area.
- **Intercom systems and City responsibility:** The City of Los Angeles, including the Mayor's Office, does not mandate intercom systems in multifamily dwellings unless required by specific building or accessibility codes. The Los Angeles Department of Building and Safety (LADBS) is the authority for construction code enforcement.
- **Intercom system – Luxury vs. Necessity:** According to current building codes, intercom systems are considered amenities, not necessities. At the time of your lease agreement, the intercom system was non-operational, and this condition was acknowledged and accepted. Health and safety standards are determined by code requirements—not by tenant preference.
- **Lead-Safe work practices:** All LAHD Inspectors are trained to identify unsafe practices, including those involving potential lead-based paint hazards. At no time was hazardous lead activity observed that would warrant a citation or violation.
- **Notice to Enter – June 13, 2025:** Under California Civil Code §1954, a property owner may enter a rental unit to conduct repairs with a minimum of 24-hour written notice. Your complaint prompted the *Notice to Comply* for the kitchen area. The owner is entitled to enter the unit to correct the cited issue. Refusal to grant access may result in case closure due to tenant interference and could potentially constitute grounds for eviction.
- **Prospective buyers and property access:** LAHD does not intervene in the sale of privately owned properties. However, any entry for such purposes must comply with state-mandated notice requirements.
- **Photographs taken during repairs:** It is standard industry practice for contractors to document repairs with before-and-after photos to verify compliance and ensure quality control.
- **Parking stall assignment:** Tandem parking assignments are governed by the terms of your lease agreement. LAHD does not regulate or enforce parking space arrangements unless they affect the habitability of the unit.
- **Personal opinions regarding officials:** The personal beliefs or hypothetical preferences of any City official, including Inspector Bridge, are irrelevant to the enforcement of housing codes. LAHD staff is committed to providing impartial and professional service in accordance with all municipal regulations and laws.

If you have further questions or concerns, you are welcome to contact our office directly. LAHD remains committed to ensuring safe, habitable housing and to enforcing municipal code requirements thoroughly and fairly. For questions related to the Rent Stabilization Ordinance (RSO), please call LAHD at (888) 557-RENT or visit our website at <https://housing.lacity.gov>.

Sincerely,

--

**Masiss Andriasian**  
Senior Housing Inspector

---

Regulatory Code & Compliance Bureau  
Code Enforcement Division  
**Los Angeles Housing Department**  
E:[masiss.andriasian@lacity.org](mailto:masiss.andriasian@lacity.org)

**C:310-524-1263**



## Property 1522 Hi Point St Apts to be sold

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From: G Johnson (tainmount@sbcglobal.net)

To: mayor.helpdesk@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org; councilmember.padilla@lacity.org; councilmember.rodriguez@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.soto-martinez@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; highpoint1522@gmail.com; lahd.rso.central@lacity.org; lahd.reap@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; frontdesk@powerpropertygrp.com; thomas@powerpropertygrp.com; cynthia@powerpropertygrp.com; marke.bridge@lacity.org

Cc: controller.mejia@lacity.org; dod.contact@lacity.org; francisco@powerpropertygrp.com; aoa.crsa@aoausa.com

Date: Tuesday, June 10, 2025 at 10:10 PM PDT

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### Property 1522 Hi Point St Apts to be sold

### Mayor Karen Bass agent city employee refuses to cite property for abandoned vehicle and unsafe debris

“The intercom is for the necessary purpose of the health, safety, and welfare of the tenants”

To whom it may concern:

1. As regards code violation complaint 934668:
2. The housing department issued on May 8, 2025 a Notice and Order to Comply citing the property for substandard conditions. See attachment
3. I am dismayed that the code inspector Marke Bridge did not cite the owner for the dangerous condition of debris doors not attached to the building that could fall and cause injury to tenants or guests. See picture also of hole in wall which was cited by the inspector.
4. I am also dismayed that the inspector did not cite the owner for the abandoned vehicle in stall #4, such vehicle not registered, nor running, with a flat tire, and can be seen from the street.
5. I note that there is also another non-operational vehicle in tandem stall #17 that does not have current license plates. The lot is not supposed to be used for storage.
6. Someone keeps removing the notice and order to comply from the front door.
7. As of this date, the hole in the wall near the laundry has not been repaired.
8. The city owns and operates numerous housing properties. I know the Mayor Karen Bass and housing inspectors are aware that most multifamily dwellings have intercom systems that connect to the front door. I am dismayed that the housing inspector by order of Mayor Bass said that the intercom system is a “luxury” and not a necessity. Two


tenants died in this building and I am sure a working intercom system would have been of help to emergency responders. I guess Bass and Bridge don't care about that type of health and safety. Even if a tenant were to use their personal property mobile phone to screen tenants, such practice will still constitute a necessity. I don't know almost anyone who buys a \$500 cell phone that does not use it as a necessity. Unit 9 Black tenants are still without a working intercom. The intercom is for the necessary purpose of the health, safety, and welfare of the tenants.


9. I am also dismayed inspector did not site the owner for failure to engage in lead safe practices, him saying the city has no jurisdiction over that.
10. The code enforcement Mr. Bridge will be out again on June 18, 2025 his notice says between 10:30 am to 12:30 pm., which is the required two hour time frame within an 8 hour business day.
11. I have received a Notice to Enter from the owner dated 8/10/25 attached, that fails to state the approximate time period they will enter between normal business hours. The notice is defective and I reserve the right to call the police for trespassing. The notice says they will enter June 13 so I hope the owner has the key.
12. The 8/10/25 notice indicates several buyers may enter the property.
13. I note for the repairs done to my unit recently sink resurface and kitchen cabinet repairing, the workers took pictures.
14. This is a rent controlled building. My unit tenants still have not been assigned the housing service tandem parking stall as agreed to.
15. I am sure Mr. Bridge and Mayor Bass would want their family and friends to have the health, safety, and welfare provided by an intercom system; I am sure that Mr. Bridge and Mayor Bass would not believe that health, safety, and welfare is not a necessity for their own family, friends, and guests.

Geary J. Johnson (Tenant)  
1522 Hi Point St Apt 9  
Los Angeles. CA. 90035

C: Housing code enforcement employee Marke Bridge via email;  
The Hon. Judge David O. Carter; Apartment Owners Association of Los Angeles

 2025-6-10 Notice to Enter Premises at 1522 Hi Point.pdf  
762.7kB

 2025-5-8 Notice to Comply 1522.pdf  
2.1MB

 2025-6-10 Debris Vehicle Stall 17 at 1522 HP.jpg  
4.7MB



2025-6-10 Door debris and Hole in Wall.jpg

3.1MB



2025-6-10 Hole in Wall by Laundry at Hi Point Apts.jpg

3.5MB



2025-6-10 Stall 17 Auto Hi Point Apts No Stickers.jpg

2.8MB



COPY

## NOTICE TO ENTER PREMISES

06/10/2025  
1522 Hi Point St #09  
Los Angeles, CA 90035

Dear Geary J. Johnson, Byron Wilson,

During normal business hours **Friday, June 13th 2025 from 9:00am - 4:00pm**, several parties of buyers, management, Brokers, agents and/or owner's representatives will enter the Premises for the following reason(s) (California Civil Code Section 1954).

To make:

- A. Pest Control Services
- B. Improvements/ City Compliance Repairs, Alterations or Mandatory Actions
- C. An initial inspection (Civil Code Section 1950.5[f])
- D. Inspect/test Smoke, repairs, water fixtures, Electrical etc...
- E. Code Enforcement Inspection (Los Angeles City inspection)**
- F. Pursuant to a court order
- G. Key Audit (Testing Building unit keys and garages if applicable)
- H. High utility bill, Check Water Fixtures through out property
- J. Insurance inspections/electrical and HVAC inspection
- K. Unit condition inspection / Move out Inspection
- L. To exhibit the Premises/ Units to prospective or actual purchasers, appraisers, brokers, mortgagees, or contractors... etc

If entry is made for an initial inspection, the renter shall be given at least 24 hours written notice of such entry, unless such notice is waived.

### **Power Property Management Group**

\*\*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises. \*\* Entry may be made during other than normal business hours.

8885 Venice Blvd. Suite 205 Los Angeles, CA. 90034 | DRE#01866167 | www.powerpropertygrp.com

Copy



## NOTICE TO ENTER PREMISES

Geary J. Johnson, Byron Wilson  
1522 Hi Point St #9  
Los Angeles, CA 90035

05/08/2025

During normal business hours on, **Monday, May 12th, 2025, between 9:00 AM to 5:00 PM we will need to access to your unit.**

Owner or Owner's agent(s) will enter the Premises for the following reason(s):

1. To:

- **a. Necessary or agreed repairs or Inspection - Work Order #111369-1**
- b. Decorations
- c. Alterations
- d. Improvements
- e. An initial inspection (Civil Code Section 1950.5[f])
- f. Inspect, test, repair, or maintain HVAC systems.
- g. Code Enforcement Inspections/Repairs
- h. To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.
- i. Other

\*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises.

\*\* Entry may be made during other than normal business hours.

8885 Venice Blvd. Suite 205 Los Angeles, CA. 90034 | DRE#01866167 |  
www.powerpropertygrp.com

# LA City employees declared as "Racists" PC 22-1327

<https://wp.me/P57D2C-1sY>

(wordpress blog quoting city agenda item under 22-1327 Correspondence Communication from Public — June 24 2023)

Where is the parts (smartphone and WiFi) to use the Akuvox system?

How do Jews and Blacks qualify for tandem parking at 1522 Hi Point St 90035?



## CITY EMPLOYEES BRIDGE HOME



Which city employee in the picture will be able to say to me, “Yes we are ordering today your intercom repair because you are entitled to equal privileges, same as white tenants” and “we are ordering the owner to assign you a tandem parking stall because you are entitled to equal privileges, same as white tenants”.

“...equal privileges...”  
for who?

### Vacancy Decontrol After Tenant Moves Out

The Costa Hawkins bill allows landlords to raise the rent after a tenant vacates. Costa Hawkins does not allow landlords to raise the charge of utilities where the previous tenant's utilities were included in the rent or set at a certain fee . A tenant could take such landlord to court for an illegal rent increase.

# TENANT NEWS HOUSING AND JOBS

Los Angeles County Housing Resource Center

<https://housing.lacounty.gov>

Search by zip code and price.

Low Income Apartments in Los Angeles. INCOME BASED HOUSING IN LOS ANGELES, CALIFORNIA

<https://affordablehousingonline.com/housing-search/California/Los-Angeles>

## Employment

<https://hr.lacounty.gov/>

### INSIDE

Page 2 - Great Videos

Page 3 - Damages Requested

Page 4- Mayor Bass Named

Page 5- Tandem parking anyone?

**Check out these great videos**

“Denial of Housing Services Under Unruh CC 51 - Youtube”

“Discrimination and Corruption Los Angeles Housing Department - Youtube”

[https://youtu.be/VbFj\\_JK1QE](https://youtu.be/VbFj_JK1QE)

*Interior intercom at 1522 Hi Point St 90035 Unit 9 has not been working since 2014. Due to racism?*



**Power Property Management Charged with Disability and Racial Housing Discrimination- Wordpress**

*Mayor and City employees named in exhibits*

The city attorney office has admitted that for years the City acted in concert with the property owner to deny housing services to Black tenants. 2014 to current

Court documents detail how city of Los Angeles denies housing services to Blacks and the disabled

City Los Angeles Attorney Asks Court to Dismiss Case and Deny Housing Services to Disabled Black Tenant

<https://wp.me/P57D2C-1xa>

**“...equal privileges...”  
for who?**

As seen on the Worldwide Web  
<https://wp.me/P57D2C-EG>

Feb 2024-May 2024

Court Papers name Mayor Bass and staff for housing racism

The city clerk has published related information to the internet under city council agenda items. <https://lahousingpermitsandrentadjustmentcommission.com/city-employees-declared-as-racists-pc-22-1327/> . Court papers call Mayor Karen Bass a “racist” alleging she participated in denying apartment intercom repairs and secured tandem parking to Black tenants in a city rent controlled building.

The case is set for court hearing July 25, 2023 Dept 85. Los Angeles Superior court case 23STCP00644 filed 3/10/23. Johnson vs Los Angeles Housing Department. Exhibits name all employees of the Mayor’s staff as well as numerous housing department employees. "I have also asked such respondents for a reasonable accommodation for tandem parking at this address 1522 Hi Point St 90035. The

city government has refused the accommodation, and refused to engage in an interactive process of discussion. The city government and the Los Angeles Housing Department is engaged in the abuse of federal monies and using federal monies for purposes of housing discrimination.”

## Revised - RACISM AND CORRUPTION CITY OF LOS ANGELES - Memorialize Court Hearing Johnson v Hi Point 1522 LLC and Power Property management

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From: G Johnson (tainmount@sbcglobal.net)

To: 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; brent@powerpropertygrp.com; frontdesk@powerpropertygrp.com; highpoint1522@gmail.com

Cc: gavin@gavinnewsom.com; hcidla.rso.central@lacity.org; hcidla.reap@lacity.org; mayor.helpdesk@lacity.org; controller.galperin@lacity.org; gilbert.cedillo@lacity.org; councilmember.krekorian@lacity.org; councilmember.blumenfield@lacity.org; contactcd4@lacity.org; paul.koretz@lacity.org; councilmember.martinez@lacity.org; councilmember.rodriquez@lacity.org; councilmember.price@lacity.org; councilmember.ridley-thomas@lacity.org; councilmember.bonin@lacity.org; councilmember.lee@lacity.org; councilmember.ofarrell@lacity.org; councilmember.kevindeleon@lacity.org; councilmember.buscaino@lacity.org; info@housingrightscenter.org; contact.center@dfeh.ca.gov; jivar.afshar@lacity.org; fred.wong@lacity.org; lisa.yancey@lacity.org; joe.velasquez@lacity.org; bruce.todd@lacity.org

Date: Sunday, May 15, 2022, 05:53 PM PDT

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# Rent Control Agent Lies to the Court - racist Khammar speaks.

## How the city government helps deny housing services

(1522 HI POINT ST IS A RENT CONTROLLED BUILDING ALSO ACCUSED OF ILLEGAL HOME SHARING)

Dear Hi Point 1522 LLC, Power Property Management, Liliana Morales (PPM), Ann Sewill, Director, Catherine Taylor-Gomez, Tricia Keane, Mike Feuer: KALEENA WILEY, Thomas Khammar, Brent Parsons, Liliana Morales, Jacqueline Gallardo, Jennifer Cleveland, Renee Henderson, Giovanni Dubon, Kassandra Harris, Kristopher Gordon, Jason Ortegon:

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.

On May 28, 2019, court case 19STCV18302, Walter Barratt and Fox Hills Drive Apt, LLC and Power Property Management were named in a lawsuit for failure to repair a call -box intercom.

Los Angeles.

In another court case, naming Hi Point Apts LLC (owned by Walter Barratt), the court issued judgment against Walter Barratt and in favor of tenant Geary J. Johnson, thus attaching monetary value to the loss of intercom and parking services. CASE 21STSC04574.

In another court case, number 19STSC14394, the court issued judgment in favor of Geary J. Johnson, the court denied the cross complaint of Walter Barratt (Hi Point Apts LLC) and Power Property Management Inc., another win for Geary J. Johnson; the core action was dismissed without prejudice, another win for the plaintiff.

**This shall memorialize and summarize the SC hearing held May 11, 2022.** case 21STSC04819, Johnson vs Hi Point 1522 LLC and Power Property management. This summary is meant to be indicative but not all inclusive. All rights reserved. This summary is based on court filed documents as well as notes taken at the May 11, 2022 remote court hearing.

Numerous city officials like the Mayor and Council are named in Exhibits filed with the Court. "Answer" to SC-105 filed 2/7/22. Email dated Feb. 1, 2022, sent at 11:38 p.m. Exhibit 6.

This lawsuit I specifically asked the court to order the repair of the intercom and assignment to tandem parking. I also asked for damages.

Only the head of the management company appeared and he also appeared for the owner. Thomas Khammar is employed by Power Property Management and is contracted to Hi Point 1522 LLC.

## **Excerpts.**

One of my exhibits was a Feb 1 email to the management company and owner. The Judge asked Khammar repeatedly if he had received that email in which I asked for the intercom repair and tandem parking. Finally Khammar admitted he had a copy of the email in front of him. The Judge asked repeatedly had the new owner received communication from me about the issues and Khammar said no. Certainly he did not deny receiving the lawsuit around February 22. Interestingly, the Feb. 1, 2022 email mentions that I had contacted the owner/management company "numerous times over the years or months" (new owner started July 2021). So basically, the new owner knew about the suit thru the management company.

## **INTERCOM**

Khammar said the intercom is not working because the entire building has to be re-wired. I disagreed and I am not sure the owner was being truthful. The Judge seemed not to believe Khammar but I had no proof otherwise. Something I will have to do for the next hearing: get proof of what it takes to repair it.

## **PARKING**

I am seeking a two car stall or parking for two cars. Khammar said that our current space #8 is a two car stall and he said it repeatedly. I disagreed and told the Judge our current stall is only a single stall and that the rent agreement says we have parking for two cars. Why would Khammar lie about this? There was no record kept of the hearing but I did take written notes.

I realize today that I think too slow. The hearing was remote zoom. My laptop was less than ten feet from the window on the driveway. All I had to do was ask the court to let me open the blinds and she would immediately see the **single car parking stall** behind me!!!!!!! Well, all for next time.

## CONCLUSION

1. I think I have good odds with the intercom because I think the Judge could sense Khammar was lying. She can order it repaired, order damages, both or neither.

2. I think I have better odds with the parking. Khammar ---I think in order to avoid judgment---said the current stall is tandem. It all depends on who the Judge believes or how she reads the rent agreement. Since Khammar said we already have a tandem stall, she could order Khammar to show proof of the stall or she could just repeat that Khammar said we already have a tandem stall. **That essentially would be an order requiring them to provide the tandem stall they admitted to.**

## FURTHER NOTES

The lawsuit also asks for damages under the city harassment ordinance section 45.30 municipal code.

Numerous city officials like the Mayor and Council are named in Exhibits filed with the Court. "Answer" to SC-105 filed 2/7/22. "The actions stated herein of Hi Point 1522 (LLC) are because they are racist towards me as a Black male. (Source: see Unruh Act)." (p. 4). "The actions of the defendants are intractable, tortious, and racist, and are the cause of the damages to me." (p. 7). "What race do I have to be to get a working intercom? What race do I have to be to get a tandem parking stall?" (p.9)

## Parking

The attached CFO for the building shows that stall 8 is a single parking stall. Why would Thomas Khammar lie to the Judge? Numerous pictures have been forwarded to Khammar of the parking lot and posted to the internet showing that stall 8 is a single stall.

Thomas Khammar has engaged in civil and criminal fraud. I believe he acts on behalf of the Mayor and Council and other city employees, and he represents the defendants. Khammar lied about the parking. Khammar lied about the intercom by telling the Judge that the entire unit must be rewired to repair the intercom. The truth is that the intercom breaker box and wiring is in the hallway; the entire unit does not need to be re-wired to repair the low voltage intercom. Khammar commits criminal fraud on behalf of the Mayor and city council and other government housing employees. Khammar is an example of the city government corruption.

I ask that Khammar write the Judge, and copy the LA County District attorney and Police and myself, that you acted on behalf of the mayor and council, and that you lied under oath for purposes of criminal fraud and taking of rent monies to lie that stall #8 is a tandem stall when you know that stall 8 is a single car stall. Also indicate in your letter that you lied about the need for re-wire of the entire unit to repair the intercom.

The court heard the case without defendants filing an authorization to appear, as the court noted, and the court allowed them to submit an authorization to appear after the case was heard. (IMO sounds improper.)

The court did not rule on the Def. request for Judicial notice, as she noted that such document cannot be submitted in small claims cases.

The defendants claimed res judicata based on a previous lawsuit but the Judge noted that the parties in the previous lawsuit (dismissed without prejudice) were not the same parties as the current lawsuit.

## Notes from hearing

COURT: I will hear from Mr. Johnson first. You have the burden of proof.

JOHNSON: Thank you, your honor. I speak here today and my testimony is based on every document that is on file in this action. I do want to remind the court that your honor did hear a different case on this issue but similar facts. You heard it was versus the same Power Property Management that appears here today. And in that case you dismissed it without prejudice. So I wanted to bring to your attention I may be repeating facts brought to your attention in a different case number and different time period.

COURT: The court is aware that requests for orders have been made by both the Plaintiff and the Defendant on this matter. The defendant has alleged that the issues that are going to be raised in today's claim for \$7,820 in damages, have already been ruled on by the Court. The court did not grant or deny the requests for orders; it merely stated those would be addressed at today's hearing on the trial on the merits. So there are issues of res judicata in the court's opinion that may apply to this claim, however I am going to hear the matter on the merits first before making any determination on the prior case being referenced by Mr. Johnson applies and that was case number 19STSC14394.

JOHNSON: It is a landlord tenant situation. I have been trying to get repairs to my intercom system for over 3 years. It is an 18 unit building and fifteen units the intercom has ben repaired or replaced. For some reason the owner does not want to repair mine even though I pay rent every month about \$1500 and the last twelve months I have paid \$18,000 in rent and the repairs have not been made. I do have a picture in my exhibits of the intercom that is in my unit (since the hearing is by remote zoom, I hold up the new intercom part back and front for the court to see). I will show it to you. This is just the one I bought from Amazon for \$21.00. And the owner refuses to install it. The owner refuses to respond to my requests for repairs. That is kinda why we ended up on court. I have spent money trying to get it repaired; I have not been able to get a maintenance person myself because when they find out I don't own the building, they will not talk to me. I put in an alarm system to try to compensate and the alarm system costs me about \$65.00 per month the last three years. The second issue here is the parking stall.

The rent agreement shows we contracted for two parking stalls which was in the form of a tandem parking stall, which is two cars parked behind each other, and the owner took that (tandem stall) away from us. And the value of that, the owner says the value is \$50.00 per month and the city says the value is \$200 per month. So somewhere in there, there is (monetary) value to the parking although in our rent agreement it says parking is included. At some point the owner said we will give you the parking for \$50 more per month for an extra stall (or tandem) since we have one stall already, I believe in my exhibits I have a copy of that agreement with the owner and management company and that has not been (14:07) honored. They have refused to respond on the issue of parking. The parking is in a secured parking lot where there is a gate around the lot, so it is health and safety issue substantial to me because parking is important. I park on the street right now and I get damages from the sprinkler system and I did receive a parking ticket that would not have happened if I was able to park in the parking lot. I clarify that in the previous lawsuit it was a different owner; the owner now is Hi Point 1522 LLC. I have the different laws I quoted in my papers and if you have questions, that is my testimony.

COURT: (The court verifies that the building was sold in August 2021 to new owner Hi Point 1522 LLC but the management company remained the same.) (The court says the prior ruling in case 14394 applied only to the prior owner Hi Point Apts LLC).The court notes the current complaint is claiming damages from November 24, 2018 to November 24, 2021. The court says for that period she had already entered judgment for 14394 for part of that time period, for issues raised today, so the court says the date of this claim is from 8/1/2021 to 11/24/21 because this claim can only apply to the new owner. "I will let you address that".

(editor note: the court is disregarding the effect of the "without prejudice" ruling against Power Property Management, Inc.)

JOHNSON: The owner in the previous (case) hearing said the parking (tandem) was valued at \$50 per month. So the owner has offered, and I believe the new owner would continue that condition, that if I pay \$50 per month, I would get the additional parking stall. I am basing my damages on that.

COURT: Are you currently being given parking for one car?

JOHNSON: Yes.

COURT: So it is the second stall you are referencing?

JOHNSON: Yes, and I also received a street sweeping ticket for \$73.00 which I did put down as damages.

COURT: Do you have a car parked in the one stall?

JOHNSON: My roommate has a car also so he parks his car there.

COURT: So you have a roommate?

JOHNSON: Yes.

COURT: Is your roommate on the lease?

JOHNSON: Yes.

Khammar: "Obviously the plaintiff has sued us before, numerous times, four or five times, he has gone to fair housing and been rejected, he has gone to Los Angeles housing and been denied. Los Angeles housing, which is the Los Angeles rent stabilization board, it has an amenities reduction program, and if he lost an amenity, he is entitled to file for that under the Los Angeles rent stabilization ordinance and get a credit for it. Unfortunately he is denied because per his lease your Honor his parking space is number 8 which is a tandem space. Ok. I completely agree with the plaintiff that it is inconvenient to have two gentlemen living in an apartment with a tandem parking space but that is what is on his written lease. His lease says space number 8, tandem, he has space number 8 tandem, the reason why the plaintiff is confused, is when the prior owner purchased the building, in 2015 or prior, the owner at that time had extra parking available and sent out an email and said for extra money you can take individual parking, and of course he declined it, and life goes on. He got his space number 8. There is no

issue with parking, he continues to have space number 8. He has two parking spaces. One parking space that fits two cars. All that is referenced in his own discovery that he gave you and I apologize but I don't know how you guys are seeing it but it says Exhibit 4 (page 6 of 22) , you see a white BMW it appears and in front of it is the space for the other vehicle."

### **Comments by GJJ for this email:**

(Mr. Khammar is correct that the space at stall #13 is a tandem stall. But stall #8 is not a tandem stall. The white/grey car in the picture is not owned by myself or my roommate. See picture attached which was used as Exh 4 by myself. Until today, I was never told that we are to park in stall #15. You can clearly see "13" at stall 13. Is this what Khammar is saying, that we are to park in stall 15?)

The court asked Khammar if he had any exhibits to submit. He said no. He said he would rely on the exhibits of the plaintiff.

KHAMMAR: : "In regards to the intercom, him getting an alarm system and because he does not have an intercom, does not even make sense, an alarm system is made for somebody to protect, to protect you from

someone entering his specific unit and so I want to make sure the court is separating the two, the intercom is to allow you entry into a building and/or see when someone is at the door. Not all intercoms allow you to open up the entry gate door. A lot of intercoms in the apartment I lived at years ago prior to being married with no gray hair and kids, the intercom would only alert me that someone is downstairs, I would have to manually walk downstairs and open the door to let them in. There is no security in the sense of an intercom. The intercom program, the intercom itself requires in order for us to do an intercom for the whole building, we would have to rewire the electrical per unit. The city of Los Angeles has a THP program...for when you are going to do extensive work in his unit. I believe back in 2015, he appealed and fought the owner on the THP program and the owner could have given him additional funds to vacate but why would we do any of that if we are giving him an upgrade. He did not want the upgrade and he fought us on the THP and at the time we just simply said no problem we won't do it. His unit and two others in the building do not have the updated intercom. (Editor note: All 18 units had intercoms which the owner decided were not working. The owner installed a new control box and only wired it to 15 units, excluding three units like mine but the city ordered us to pay for the intercom repairs anyway. The wires are in the hallway connected to a hallway breaker box). The courts are backlogged and we have three cases currently open for this same matter. I realize there are different parties and we are affiliated with each and every case. And the court has also ruled numerous times before on identical issues. Obviously he changes a few words here and there but there are identical issues and I have a list of them, the Inglewood courthouse ruled in 2014, Judge threw out the case. (Editor note: the issues were not identical in that case.). All he needs to do if he has a true issue, is go to the Los Angeles rent stabilization board, who will listen to his loss of amenities, and once again they are going to deny it over and over and over again. That is why he is not going thru the proper process."

Court: Let me first advise you. if the prior owners that were Hi Point (1522) LLC were the named defendants in this claim, we would not be hearing this claim. (Editor note: The Judge seems to be ignoring the definition of "dismissed without prejudice".) But since there are new owners, and making similar claims against new parties, that is very relevant to him being able to bring a new claim. Now, the three units that do not have updated intercom systems, how many units are in the building?

Khammar: He does have another case with us as defendant to the prior owner after you ruled on the prior case. (Editor: Not true. Khammar is confused. Only this case is pending. Another case, where PPM is not a party, is on appeal.) 18 units.

Court: You said the intercom unit to be installed for each apartment, would require re-wiring of the whole building?

Khammar: Rewiring of the electrical to the whole building. It is a hard wire electrical system, so in order to get it to the plate, that goes in front of your door, each unit has to be re-wired. I mispoke, I told you three units, it is actually only two units that do not have them (working intercoms).

Court: So I am a little confused. So you must have re-wired the whole building because 16 units have the intercom, correct?

Khammar: As tenants vacate, we go in and open up the wall, and do all that stuff.

Court: Why have you not rewired his particular intercom system?

Khammar: We have to do it by permit and in order to do work inside a unit, you have to apply for a tenant habitability plan (THP), the tenant has the ability to appeal a THP. Mr Johnson appealed the THP, therefore we said no problem. We won't do it on your unit. Since then, rates have gone up.

Court: Just so I am clear. In order to rewire an apartment unit in the building, you need a permit from the city of Los Angeles. Correct?

Khammar: Yes.

Court: In order to get the permit, it is under the THP?

Khammar: Yes.

Court: In order to get consent with a permit under the THP, the tenant must consent? Correct?

Khammar: The tenant has the ability to appeal it and be heard by a board as to why he is appealing it. We as owners have the ability to say no problem, we will back down since you appealed it. That is what we did.

Court: So you applied for the permits and you are alleging that Mr. Johnson appealed the application for the permit and the owner then just said alright, we are withdrawing the permit request because he does not want it. Is that all factually correct?

Khammar: That is all factually correct.

Court: When was the last time. If you can give me a date or a month, or a year, when you applied for the permit, and Mr. Johnson appealed the permit application? If you can only give me a year, that is ok.

Khammar: 2015.

Court: So that is the prior owner. From 2015 to the present date, has Mr. Johnson in writing informed the new owner I would like to have the intercom installed, I will not be appealing the THP?

Khammar: No, he has not.

Court: Has he told anybody since 2015 in the property management line?

Khammar: Specifically, your question he has not.

Court: Ok, Mr. Johnson, you have five minutes rebuttal.

JOHNSON: Mr. Khammar said I did not have any communication about the intercom or about the parking with the new owner. Let's see Exhibit pages 14-18, an email I wrote on Feb 1, 2022, this year, to the Property Management and the new owner, asking for intercom repair and tandem parking. So that is at page 14. Mr Khammar misspeaks about some of the facts. Obviously he knows and he cannot say I have not communicated to the new owner about the parking and intercom because when I communicate to the management company which is him, that is a communication to the new owners. Security, as far as the intercom, Khammar claims the intercom is not for security purposes, (I disagree), it is for security purposes. So you can screen people at the front of the building. I can't get my mail all the time, I can't get deliveries all the time, because mine (intercom) does not work. People are constantly walking thru the building because they got in somehow and there is no way to screen them if you do not have the use of the intercom. I believe the previous case was dismissed without prejudice and just from my standpoint, I am not a lawyer, without prejudice means that there was no adjudication of the merits in terms of Power Property Management who is the defendant here today. Mr. Khammar misspeaks when he talks about the tandem parking. Stall 8 is not a tandem parking stall. Number 8 is a single stall, only available for one car to fit. Mr Khammar knows that because he has pictures of the parking lot. He knows there is 18 units of apartments, he knows there are 20 parking stalls, he knows that maybe half of them are tandem, and half of them are single. He knows we are not in a tandem parking stall. And he has been the property management company

2014, 2015, they left and came back 2019 to now, they are the property management company and I have sent them fed exes, letters, emails, so he is well aware of the problem. Our garbage disposal was replaced recently, sink faucet replaced recently, smoke alarm was replaced recently, within the last 2 or 3 years. The intercom is just as simple to replace as those from my standpoint. I am not an electrician but I was here when 15 units received intercoms. It did not take more than 2 months for those repairs to be done. Mr Khammar speaks of the THP program but those units were not subject to THP because they were vacant, not tenants, and not subject to the THP.

COURT: (Interrupts) Let's just talk about your unit. Are you denying that you appealed THP?

JOHNSON: In the THP, he has to submit an application to the city, there was no mention, absolutely positively of the intercom system by the owner in the THP. I took the THP as an opportunity to bring up the intercom system between my oral testimony and written testimony in 2014-2015, I mentioned the word intercom 42 times and there was not one response from the owner's representative whether it would be repaired or not. I have never been told by anybody in the defendant's employ that they would have to do a THP in order to fix my intercom or anything else in my unit. Their THP application said that they were spending \$18,000 dollars---I have that in writing---per unit. I, as a tenant, have no way of stopping them from doing the THP, if that is what they choose to do, but Mr. Khammar knows that in order to do the THP, we have the option as tenants to stay in the unit, and if we do he has to temporarily relocate us at whatever cost that is, then we have the option to come back as tenants. It is one or the other, keep us as a tenant, or give us a buyout amount of money. They never never offered us a specific buyout amount of money and that is why we are still here. I tried to engage in that, but they would not respond. So basically his interpretation of the THP process is not correct. It does not take a THP for \$18,000, it doesn't take a rewire of the whole building to fix our intercom. All other repairs took half hour maybe 45 minutes and did not need THP. The intercom is the same thing, an electrical device, he already put a brand new system in, he does not have to get permits, he already had the permit to put fifteen intercoms in and it is a brand new box, I have it in my exhibits, the picture of the new intercom system, which he put in, in 2015. And he could have fixed mine then.

COURT: I am going to stop you, because what I have concluded is that neither you nor Mr. Khammar has provided this court for this hearing with any documentation other than your testimony sworn given regarding THP in 2015 your appeal so they could not install it nor evidence that there was an application to install it. Neither one of you have provided that evidence to the court.

(The Judge says she does not have the exhibit with the email Feb 1, 2022 and she asks me to fax it to her, which I do that night).

Mr. Khammar, did you get an email from Mr. Johnson, dated Feb 1, 2022, at 11:38 pm?

KHAMMAR: I would have to go thru my emails.

COURT: ----Sir, he sent you a copy of his evidence, I want you to look at the exhibits he sent you and under exhibit 6, he states that is pages 14-18, on one of those pages is the email from Feb. 1, 2022. I did not receive that in the exhibits, Mr. Johnson, but I have your evidence right in front of me as I am reviewing it.

KHAMMAR: My company is named in the email. I do believe we received it.

COURT: Read it to me.

KHAMMAR: It's a long one.

COURT: Did you get that email in the exhibits?

KHAMMAR: My office might have ---

COURT: ---Mr. Khammar, as you are looking at the documents in front of you, do you have Mr. Johnson's exhibits 1-8?

KHAMMAR: Yes.

COURT: Mr. Johnson, you need to send me only that exhibit. I want Mr. Johnson to send it to me. (By fax.) The court will not be entering a decision until after I get that email, so don't expect a decision for at least 2 to 3 weeks.

She also asks the Khammar to send in the authorization to appear, that was not filed with the court.

(Hearing was 51 minutes and 24 seconds).

(The court seems to have let Khammar talk **well over** five minutes.)

Khammar admits that his nationality had an intercom; so that appears to be saying that as a Black American, I am not entitled to an intercom, no matter how much money I pay. Khammar implies that a Black such as myself is not entitled to seek redress of grievances in the courts. Khammar has no respect for the law.

**The Judge was Commissioner Emma Castro.**

(One could wonder why is the Judge spending so much time on certain facts outside the 3-4 year statute of limitations.)

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**Geary Juan Johnson**

Phone 323-807-3099

**1522 Hi Point St 9**

**Los Angeles CA 90035**

P.S. Dates of written communications to Hi Point 1522 since August 2021 check, check, email, are rent checks Aug 2021 - May 2022 (where the memo line indicates payment for tandem parking and intercom repairs), emails Aug, Sept, Oct, Nov, Dec., Jan 2022, Feb 2022, March 2022, April 2022.

P.S. The three criminal lies of Khammar: intercom, parking, number of pending lawsuits P.S. the court does not keep a transcript of small claims hearings

ref: picture of my roommate car parked in stall 8 (circa 2014). Does it look like 2 cars can fit in that stall?

REF. TANDEM PARKING. Simply put, tandem parking means **you share two parking spaces with another person**. These spaces are located one in front of the other, which means that the person in the back has to move their car if the person in the front space wants to pull out.

ref. this email may be published to the internet by the office of the city clerk. CPRA REQUEST 22-4914. <https://recordsrequest.lacity.org/requests/22-4914>



1973-4-17 CFO HP Apts for DEFH Plot Plan.pdf  
702.3kB



2014-12-18 Tenant #9 Parked in Stall 8.JPG  
1.6MB



2022-2-4 Available Parking Cropped.pdf  
2.2MB

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**Subject:** 1522 S Hi Point Ave #9

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**From:** Alan Chen (AlChen@ph.lacounty.gov)

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**To:** cliffrenfrew@gmail.com; tainmount@sbcglobal.net; WALTER.BARRATT@GMAIL.COM;

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**Date:** Friday, December 11, 2015 8:54 AM

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Mr. Renfrew and Mr. Johnson,

After further review with my supervisor, I have reopened the case. My concern is only with the non-working intercom in unit 9.

The compliance deadline **was** 3 weeks. However, after speaking with the management, I have granted a time extension. **The new compliance deadline is January 13, 2015.**

As a reminder, the management has 3 options to remedy the problem: **repair, replace, remove**. Provide a minimum 24 hour notice to the tenant before performing the work.

Sincerely,

**Alan Chen, MPH, REHS**

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Environmental Health / Brentwood District

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