

## Communication from Public

**Name:** Geary Juan Johnson

**Date Submitted:** 11/11/2025 08:41 PM

**Council File No:** 25-0160-S93

**Comments for Public Posting:** 25-0160-S93. CD 10 . CONTINUED CONSIDERATION OF HEARING PROTEST, APPEALS OR OBJECTIONS to the Department of Building and Safety report and confirmation of lien for nuisance abatement costs and/or non-compliance of code violations/Annual Inspection costs for the property located at 6080 West Alcott Street. This matter is OPPOSED with cause. President EUNISSES HERNANDEZ, First District MARQUEECE HARRIS-DAWSON, Eighth District ADRIN NAZARIAN, Second District KATY YAROSLAVSKY, Fifth District President Pro Tempore IMELDA PADILLA, Sixth District BOB BLUMENFIELD, Third District MONICA RODRIGUEZ, Seventh District CURREN D. PRICE, JR., Ninth District Assistant President Pro Tempore HEATHER HUTT, Tenth District NITHYA RAMAN, Fourth District TRACI PARK, Eleventh District JOHN S. LEE, Twelfth District HUGO SOTO-MARTÍNEZ, Thirteenth District YSABEL JURADO, Fourteenth District TIM McOSKER, Fifteenth District The owner of this property receives public funding for this property thru the HUD Section 8 program, and some tenants at this address are Section 8 HUD applicants. The owner has failed to install an “interface” in the unit or indoor monitor into unit 9 in order to use the Akuvox intercom function. City code enforcement has refused to cite the owner of this property, such constitutes disability discrimination against myself by city government employees. “As a Black tenant with a disability, I have been denied equal access to city programs and activities (rent control department) as I do not have a working intercom or tandem parking stall.” Email to city employees June 16, 2025. By law, the owner must supply an interface or indoor monitor for each unit. The law does not require the tenant such as myself to supply the interface, or indoor monitor (device or Wifi) nor does the rent agreement require me to supply the interface or under monitor. For example, my WiFi address and cell phone are my personal property for my use, not for the use of the property owner or the city of Los Angeles government. I remind you that I am aware that there are at least three Wi-Fi connections in the building that either have your name as the owner or the name of the management company. Those Wi-Fi channels have not been made available to me. I shall name those channels. Cell Phone and Wifi Address are Personal

Property. **PRIVACY RIGHTS OF CELL PHONE AND WIFI USERS** I want to make it clear that my cell phone is for my private use. I do not share the phone with anyone else and I do not provide anyone else access to my text messages, phone calls, or contacts. If I use my cell phone for my own purposes, that is between myself and the person I am calling or texting. Conversely, my roommate also has a cell phone and that is his private property. I do not read his cell phone messages, calls, or contact list. We do not share phones, and we do not use each others phone for our own purposes. It seems you had some type of strange deluded impression that my cell phone is for your purposes; my cell phone is not for your purposes and is not for use of your intercom system or other systems. I do not have any agreement with you to use my cell phone or that you can use my cell phone for your own private purposes.

The owner of this property receives public funding for this property thru the HUD Section 8 program, and some tenants at this address are Section 8 HUD applicants.

The owner has failed to install an “interface” in the unit or indoor monitor into unit 9 in order to use the Akuvox intercom function. City code enforcement has refused to cite the owner of this property, such constitutes disability discrimination against myself by city government employees.

“As a Black tenant with a disability, I have been denied equal access to city programs and activities (rent control department) as I do not have a working intercom or tandem parking stall.”  
Email to city employees June 16, 2025.

By law, the owner must supply an interface or indoor monitor for each unit. The law does not require the tenant such as myself to supply the interface, or indoor monitor (device or Wifi) nor does the rent agreement require me to supply the interface or under monitor. For example, my WiFi address and cell phone are my personal property for my use, not for the use of the property owner or the city of Los Angeles government.

I remind you that I am aware that there are at least three Wi-Fi connections in the building that either have your name as the owner or the name of the management company. Those Wi-Fi channels have not been made available to me. I shall name those channels.

## PRIVACY RIGHTS OF CELL PHONE AND WIFI USERS

I want to make it clear that my cell phone is for my private use. I do not share the phone with anyone else and I do not provide anyone else access to my text messages, phone calls, or contacts. If I use my cell phone for my own purposes, that is between myself and the person I am calling or texting.

Conversely, my roommate also has a cell phone and that is his private property. I do not read his cell phone messages, calls, or contact list. We do not share phones, and we do not use each others phone for our own purposes.

It seems you had some type of strange deluded impression that my cell phone is for your purposes; my cell phone is not for your purposes and is not for use of your intercom system or other systems. I do not have any agreement with you to use my cell phone or that you can use my cell phone for your own private purposes.





## CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

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### PROPERTY INFORMATION

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**Assessor Parcel Number:** 5068018035

**Total Units (legal unit count may vary):** 18

**Rent Registration Number:** 0270090

**\*Census Tract:** 216700

**\*Council District:** 10

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

**Total Exemption Units:** 0

**Rent Office ID:** Wilshire

**Code Regional Area:** West Regional Office

**Year Built:** 1972

**\*Bureau of Engineering Data**

961003

### PROPERTY VIOLATION REPORTED

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Thank You, we have received your request for inspection:

Your Case number is **961003**

Thank you for your interest. Your Property Violation Report has been received by our office. You will be contacted by phone to schedule a site visit so we can verify the conditions you reported and take any necessary action to address any violations.



## CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

[Select Language](#) ▼

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### PROPERTY INFORMATION

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### COMPLAINT DETAILS

All fields marked with an asterisk (\*) are required.

**First Name: \***

Geary

**Last Name: \***

Johnson

**Address:**

1522 Hi Point St 9

**Unit #:**

9

**City:**

Los Angeles

**Zip:**

90035

**Phone (H): \***

3238073099

**Phone (C):**

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: \*

ELECTRICAL

Violation Type: \*

Select Violation Type

Selected Violation Types: \*

Electrical wiring disconnected and/or abandoned

Remove from List

(Note: Select a Violation type you wish to remove from the selected list before you click the button)

Additional Comments:

Manager Name:

KASSANDRA HARRIS

Manager Phone(H):

3238073099

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Santa Monica

Owner Zip Code:

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: \*

ZONING VIOLATION

Violation Type: \*

Select Violation Type

Selected Violation Types: \*

Electrical wiring disconnected and/or abandoned  
Building and/or premises unsafe, or unclear  
Inoperative vehicles or major auto repair on property

Remove from List

(Note: Select a Violation type you wish to remove from the selected list before you click the button)

Additional Comments:

Manager Name:

KASSANDRA HARRIS

Manager Phone(H):

3238073099

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Santa Monica

Owner Zip Code:

961003 . Attachment to code violation complaint November 11, 2025 from Geary J. Johnson ( 1827 WORDS)

The authority of code enforcement inspectors to investigate the entire property comes from HEALTH AND SAFETY CODE - HSC SUBSTANDARD HOUSING 17920.3. The code violation inspectors have jurisdiction over the interior dwelling unit intercom as well as the Akuvox intercom unit on the outside of the building.

The owner of this property receives public funding for this property thru the HUD Section 8 program, and some tenants at this address are Section 8 HUD applicants.

If the code enforcement department needs access to the property, they are to contact the property owner, not the tenant.

#### ACCESSIBLE PARKING SPACE NEEDED

Building code section 11B-208 requires one accessible parking space. There is none at this location. Please cite the property owner.

#### TWO WAY COMMUNICATION SYSTEM INTERFACE REQUIRED

The owner has failed to install an "interface" in the unit or indoor monitor into unit 9 in order to use the Akuvox intercom function. City code enforcement has refused to cite the owner of this property, such constitutes disability discrimination against myself by city government employees.

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

I am a disabled person who has been assigned a wheelchair and a walker. I am a disabled person who would be the recipient of accessible housing laws and services. The owner of the property and city employees are aware of my disabilities.



THE CITY CODE ENFORCEMENT ENFORCES THE STATE BUILDING CODES AND HEALTH AND SAFETY CODES.

ASSIGNMENT TO TANDEM PARKING STALL IS REQUESTED.

Code enforcement inspectors have jurisdiction over tandem parking stalls.

SOURCES.

Yes, an IP intercom system does require a power supply. While some IP intercom systems can utilize Power over Ethernet (PoE) for both power and data transmission over a single Ethernet cable, they still rely on a power source, either at the network switch or through a separate power adapter. Even with PoE, the network switch or the power adapter needs to be connected to a power source. The Akuvox door entry intercom system is an addition installed around 2023 to 1522 Hi Point St 90035.

HEALTH AND SAFETY CODE - HSC  
SUBSTANDARD HOUSING 17920.3.

Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

**“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.” City Housing employee **Masiss Andriasian**

**“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.” City Housing employee **Masiss Andriasian**

In Los Angeles, building safety intercom systems often require permits, especially for larger installations like multi-unit residential or commercial buildings. Permits ensure compliance with building codes and safety standards. Before installing or modifying an intercom system, it’s crucial to check with the Los Angeles Department of Building and Safety (LADBS) for specific requirements. (Source : Google AI)

“As a Black tenant with a disability, I have been denied equal access to city programs and activities (rent control department) as I do not have a working intercom or tandem parking stall.”  
Email to city employees June 16, 2025.

### **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 parking stall # 4. 1522 S HI POINT ST. The vehicle is creating a public nuisance and I am member of the Public. Please cite the property owner.

### **Rental Unit.**

“Rental Unit” refers to all dwelling units, efficiency dwelling units, guest rooms, and suites, as defined in Section 12.03 of this Code, all housing accommodations as defined in Government Code Section 12927, all duplexes, condominiums and single-family homes in the City of Los Angeles, rented or offered for rent for living, dwelling and/or human habitation purposes, the land and buildings appurtenant thereto, and all housing services, privileges, furnishings, and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities. (Source city Tenant Anti-Harassment Ordinance)

That I have a disability was told to city code enforcement via complaint 896288 dated 4/23/24, code violation complaint 896708 dated 4/25/24, code violation complaint 903410 dated 6/26/2024, code violation complaint 945381 dated 7/31/25. and email dated June 16, 2025 the word “disability is mentioned”.

City employees were advised of my disability and request for reasonable housing accommodation/ accessibility by email dated March 13, 2023, April 13, 2023, and September 25, 2025.

Los Angeles Building Code 11B-708 specifies requirements for Two-Way Communication Systems in public buildings to ensure they are accessible to people with disabilities. It mandates that these systems must provide both audible and visual signals and, in the case of residential dwelling units, be capable of supporting voice and TTY communication with a central or public use interface.

Key Aspects of 11B-708:

- **Two-Way Communication:** This section addresses systems that allow for communication in both directions.

### **Section 11B-708 Two way communication systems**

1. 11B-708.4 Residential dwelling unit communication systems. Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with Section 11B-708.4.

**11B-708.4.1 Common use or public use system interface. The common use or public use system**

interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

**11B-708.4.2 Residential dwelling unit interface. The residential dwelling unit system**

interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 11A may also apply to this property.

California Building Code 2022 (Redacted)

**11B-230.1 General**

Where a two-way communication system is provided to gain admittance to a building or facility or to restricted areas within a building or facility, the system shall comply with Section 11B-708.

**11B-708 Two Way Communications**

11B-708.1 General

Two-way communication systems shall comply with Section 11B-708.

11B-708.2 Audible and Visual Indicators

The system shall provide both audible and visual signals.

11B-708.4 Residential Dwelling Unit Communication Systems

Communications systems between a residential dwelling unit and a site, building or floor entrance shall comply with *Section 11B-708.4*.

11B-708.4.1 Common Use or Public Use System Interface

The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

11B-708.4.2 Residential Dwelling Unit Interface

The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 2022 (Redacted)

**11B-230.1 General**

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## **11B-708 Two Way Communications**

### 11B-708.1 General

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### 11B-708.4 Residential Dwelling Unit Communication Systems

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#### 11B-708.4.2 Residential Dwelling Unit Interface

The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

## **INFORMATION BULLETIN / PUBLIC - ZONING CODE REFERENCE NO.: L.A.M.C.**

### **12.21A5 E.. TANDEM PARKING STALLS**

1. Tandem parking stalls are permitted in public garages and public parking areas providing an attendant. A "Covenant and Agreement to Provide Parking Attendant" will be required.
2. Tandem stalls are permitted in private parking garages and private parking areas provided:
  - a. At least one parking stall per dwelling unit and all stalls required for any guest parking shall be individually and easily accessible.
  - b. At least one standard stall per dwelling unit shall be provided.

This complaint is being forwarded to the property owner. This complaint will be posted to the worldwide web.

There remains a non-operating vehicle in parking stall #4. Please cite the owner.

The owner was cited by code inspectors to repair or replace the Artolier intercom system in my unit. The compliance deadline was November 5, 2025. The Artolier unit has not been repaired or replaced and is still not operating at all.

There is still trash and debris on the property behind the trash dumpster.

By law, the owner must supply an interface or indoor monitor for each unit. The law does not require the tenant such as myself to supply the interface, or indoor monitor

(device or Wifi) nor does the rent agreement require me to supply the interface or under monitor. For example, my WiFi address and cell phone are my personal property for my use, not for the use of the property owner or the city of Los Angeles government.

The exhaust hose for the dryer system at the rear of the property creates a health and safety hazard. The hose needs to be rerouted to avoid the pathway of the tenants and guests because toxic fumes are exiting the dryer.

1. Tandem parking shall be limited to a maximum of two cars in depth, in a private garage or private parking area, except for additional parking required in accordance with Section 12.21A17(h) or 12.21C10(g)(4).
  2. When determining access aisle widths for tandem parking having both standard and compact stalls in tandem, the aisle widths for standard stalls shall be used. (Nov 11, 2025 from Geary J. Johnson)
- ( 1827 WORDS).

A handwritten signature in black ink, appearing to be 'JJD' or similar, located in the lower right quadrant of the page.



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

## Stay Informed: Los Angeles Property Management November 2025 Updates!

1 message

Thomas Khammar &lt;thomas@powerpropertygrp.com&gt;

Mon, Nov 3, 2025 at 10:31 AM

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

[View in Browser](#)

## Housing Watch: Rental Fraud on the Rise Across the U.S.

Rental fraud is skyrocketing nationwide — and **Atlanta is leading the trend**. Some landlords report that **up to 20% of rental applications** in certain buildings are fake, with falsified pay stubs, fake employment letters, or misstated Social Security numbers.

### 💡 Why It's Happening

- High rents, a surge in luxury units, and too few affordable homes are pushing renters to desperate measures.
- Influencers on TikTok are selling "rental application packages" that include fake pay stubs and employment letters.
- Outdated screening methods make it easier for fraudulent applications to go unnoticed.

### ⚠️ The Fallout

- Landlords face major financial losses when fake tenants stop paying rent.
- Honest renters are affected too, as inflated demand drives prices higher.
- Many property managers are turning to **AI-powered verification tools** to spot fake documents and fraud.

## The Bottom Line

- Rental scams are getting smarter, reflecting the growing pressures of today's housing market.
- Combating fraud now requires a mix of **technology, vigilance, and tighter screening processes**.
- When an applicant seems *too eager to move in* — *especially if they say "today or tomorrow"* — it's oft flag for fraud.

The rise in rental scams shows just how unbalanced the housing market has become — too many luxury unit affordability, and growing pressure on both renters and landlords.



On **October 7**, Governor **Gavin Newsom signed AB 628** into law — bringing a major update to California definition of what makes an apartment “habitable.”

Starting **January 1, 2026**, every new lease, renewal, or amendment must include a **working stove and refrigerator**.

### What's Changing:

- 🔍 **Stoves** are now required in all qualifying lease agreements.
- 🧊 **Refrigerators** must be provided — unless the tenant explicitly agrees *in writing* to bring their own. Then, tenants can change their mind within **30 days**, and the owner will need to supply one.
- ⚠️ If a **stove or fridge is recalled**, owners have **30 days** from notice to repair or replace it.

### Why It Matters:

AB 628 shifts stoves and refrigerators from “optional amenities” to **core habitability requirements**. This means:

- 🛒 **Added costs for owners**, especially for properties that didn't previously include appliances.
- ⌚ **Stricter timelines** for appliance repairs, replacements, and documentation.
- 🚫 **Fewer exemptions** — only SROs, residential hotels, and housing with shared kitchens are excluded.

As many owners have already experienced, **operating costs continue to rise** while **rent increases remain capped** under local laws. AB 628 continues that pattern, raising compliance requirements without providing flexibility.






# MAINTENANCE TIP OF THE MONTH

## Rain-Ready Roofs Start with Preventative Care

Preventative maintenance is always better than scrambling during a storm. Just like ignoring your car's "check engine" light, overlooking roof upkeep can leave you with leaks, property damage, and big repair bills.

Rain may get the blame for roof leaks, but most problems start long before the first storm. Small cracks, worn and clogged gutters can all turn a light drizzle into major damage once the rain begins.

As the rainy season sets in, take time to ensure your roof is prepared and protected:

-  1. **Inspect roof penetrations** around vents, skylights, and chimneys. Reseal as needed.
-  2. **Fix visible damage** such as cracked tiles or worn shingles.
-  3. **Check for ponding water**—standing water after 48 hours signals drainage problems.
-  4. **Clean gutters and drains** so rainwater can flow freely.
-  5. **Keep records** of maintenance and inspections for future reference.

If you can't safely inspect your roof, schedule a professional checkup. A few small touch-ups now can save you thousands later—and help you stay dry and stress-free all season long.



### Quick Local Policy Note: Cudahy Passes New Eviction Threshold Ordinance

On October 7, the **Cudahy City Council** approved an **urgency ordinance** that limits evictions to cases where rent exceeds **Fair Market Rent (FMR)** as defined by HUD.

The update also narrows what qualifies as a **"material lease violation"** to:





While the long-term impact remains unclear, some expect the rule could increase rent debt and credit challenges for tenants.

*For guidance on how this may affect your leases, consult with legal counsel.*



Vacancy periods are one of the biggest challenges for property owners. Every empty day means lost income and reduced property value. The good news is that with the right approach, you can fill units faster, attract quality tenants, and keep your rentals profitable. Here are some practical tips to help you reduce vacancy time and stay competitive.

For those looking to take things a step further, **Power Property Management** offers the expertise and proven strategies to help streamline your operations, attract the right tenants, and maximize your property's profitability all while saving you time and effort.

[READ THE FULL ARTICLE HERE](#)

## ABOUT US

**POWER PROPERTY MANAGEMENT** is California's premier, full service management company dedicated to providing the highest quality service available in property management, leasing and value add capital improvement. We personalize our approach based on our clients' needs and deliver results to maximize your cash flow. As leasing professionals our team is committed to protecting your assets while acquiring optimal rents. We work to maximize awareness of your asset through aggressive marketing efforts in order to minimize the vacancy and attract the right residents.

[REQUEST A PROPOSAL](#)

**BRENT PARSONS**  
Managing Partner  
310-593-3955 ext. 24  
brent@powerpropertygrp.com

**THOMAS KHAMMAR**  
Managing Partner  
310-593-3955 ext. 23  
thomas@powerpropertygrp.com

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310-593-3955 | powerpropertymanagement.com | 8885 Venice Blvd. Suite 205 Los Angeles CA 90009

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1522 Hi Point St 9  
Los Angeles CA. 90035  
323-807-3099  
November 6, 2025

Hi Point 1522 LLC  
C/O Power Property Management Inc.  
8885 Venice Blvd #205  
Los Angeles, CA. 90035  
Via facsimile, us mail, electronic mail

**Attention Thomas Khammar and David Diaz**

THE ARTOLIER INTERCOM SYSTEM HAS NOT BEEN REPAIRED  
Los Angeles city code enforcement ordered the intercom system inside unit nine to be repaired or replaced by November 4, 2025. You have failed to comply with that order. Please comply with the order today without further delay.

AN INDOOR MONITOR WAS PREVIOUSLY REQUESTED FOR UNIT 9  
Thomas Khammar represented at the last court hearing on this matter, that I had not requested an indoor monitor to make the Akuvox intercom function aware. Truthfully, I faxed Khammar on September 27, 2025 with the request. See attachment.

Since you are the management company, you are legally required to know the building and safety codes that you are supposed to follow. Here's the code that I previously provided to that governs the requirement of the outside intercom system, and that would be connected to an interface, which is a indoor monitor inside the unit. ( I encourage you to look up the definition of interface.)

THE OWNER OF THE PROPERTY IS REQUIRED TO PROVIDE THE  
INTERFACE (indoor monitor) FOR EACH UNIT aka two way  
communication\*



The code section quoted shows that the owner of the property must provide the indoor monitor for the unit. There is no indication in that code section that the tenant has to incur the cost of the indoor monitor. Tenants in unit nine will not incur the cost of the indoor monitor. If tenants in unit nine are somehow forced to incur the cost of the indoor monitor, search tenants reserve the right to seek reimbursement for such cost, and do so in a court of law.

I remind you that I am aware that there are at least three Wi-Fi connections in the building that either have your name as the owner or the name of the management company. Those Wi-Fi channels have not been made available to me. I shall name those channels.

#### PRIVACY RIGHTS OF CELL PHONE AND WIFI USERS

I want to make it clear that my cell phone is for my private use. I do not share the phone with anyone else and I do not provide anyone else access to my text messages, phone calls, or contacts. If I use my cell phone for my own purposes, that is between myself and the person I am calling or texting. Conversely, my roommate also has a cell phone and that is his private property. I do not read his cell phone messages, calls, or contact list. We do not share phones, and we do not use each others phone for our own purposes.

It seems you had some type of strange deluded impression that my cell phone is for your purposes; my cell phone is not for your purposes and is not for use of your intercom system or other systems. I do not have any agreement with you to use my cell phone or that you can use my cell phone for your own private purposes.

I remind you that in my rent agreement, all utilities are included in the rent amount paid. There are no separate charges.

Geary J. Johnson  
Tenant 9

## Legal reference

### \* Key Aspects of 11B-708:

- Two-Way Communication: This section addresses systems that allow for communication in both directions.

### Section 11B-708 Two way communication systems

#### 1. 11B-708.4 Residential dwelling unit communication systems.

Communications systems between a residential dwelling unit and a site, building, or floor entrance shall comply with Section 11B-708.4.

11B-708.4.1 Common use or public use system interface. The common use or public use system interface shall include the capability of supporting voice and TTY communication with the residential dwelling unit interface.

11B-708.4.2 Residential dwelling unit interface. The residential dwelling unit system interface shall include a telephone jack capable of supporting voice and TTY communication with the common use or public use system interface.

California Building Code 2022 (Redacted)

#### 11B-230.1 General

Where a two-way communication system is provided to gain admittance to a building or facility or to restricted areas within a building or facility, the system shall comply with Section 11B-708.

cc: subpoena file David Diaz

Thu Nov 6th, 2025 12:00 AM Pacific Time

# FAX

Geary J. Johnson  
1522 Hi Point St 9  
Los Angeles CA 90035

**TO:**

Name: Hi Point 1522 LLC  
Fax Number: (310) 661-8195      # of Pages: 4  
(including cover sheet)

**FROM:**

Name: Geary Juan Johnson  
Fax Number: (323) 809-4119

**Subject:** The Two Intercom systems

**Message:**

Sent with HumbleFax.com

Fax To Hi Point 1522 Llc

Nov 6th, 2025 12:00am PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	The Two Intercom systems
Pages Sent	4 / 4
Transmission Time	1 minute, 51 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
<a href="#">2025-11-6 TO Letter to PPM on Intercoms.pdf</a>	44.99 kb	3

1522 Hi Point St 9  
Los Angeles CA. 90035  
323-807-3099

November 9, 2025

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8885 Venice Blvd #205  
Los Angeles, CA. 90035  
Via facsimile, us mail, electronic mail

**Attention Thomas Khammar and David Diaz, et al.**

1. There has not been a resident manager on site for a number of months now maybe six or more. Under the city rent stabilization ordinance, tenants are entitled to a rent reduction for the lack of resident manager. Please provide the rent reduction to all tenants, pursuant to a rent control complaint.
2. Could you please assign apartment number nine tenants a tandem parking stall today without further delay. As you know, when we signed the written agreement in 2010, it was on the provision that we would be assigned a tandem

parking stall and parking for two vehicles for the two tenants in unit 9. I estimate from photos provided that tandem stalls 13, 14, 15, 16 are available and empty. Since we have agreed to pay the \$50 for the tandem parking, there would be no loss to you as owner to provide us the tandem parking.

Sincerely,

Geary J. Johnson  
Tenant

Fax To Hi Point 1522 Llc

Nov 9th, 2025 9:17pm PST

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	Request for Tandem Parking
Pages Sent	3 / 3
Transmission Time	1 minute, 8 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

ATTACHMENT FILE NAME	SIZE	PAGES
<a href="#">2025-11-9 Letter to owner re tandem.pdf</a>	17.83 kb	2

Sun Nov 9th, 2025 9:17 PM Pacific Time

# FAX

Geary J, Johnson

**TO:**

Name: Thomas Khammar, David Diaz, Cynthia Reynosa

Fax Number: (310) 661-8195

# of Pages: **3**  
(including cover sheet)

**FROM:**

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

**Subject:** Request for Tandem Parking

**Message:**

See attached letter. Please respond.

Sent with HumbleFax.com