

Communication from Public

Name: Geary Juan Johnson

Date Submitted: 09/09/2025 10:55 PM

Council File No: 25-0885

Comments for Public Posting: CIVIL RIGHTS, EQUITY, IMMIGRATION AGING AND DISABILITY and BUDGET AND FINANCE COMMITTEES' REPORT relative to a report on all City projects, programs, and services that could be impacted by H.R. 1 (One Big Beautiful Bill Act); and related matters. THIS IS SUPPORTED: To the extent that the Civil Rights Committee, in terms of multifamily building intercoms and tandem parking stalls, has a pattern and practice that supports the provisions of the state Unruh Act which states (CC section 51 et seq.): "All persons within the jurisdiction of this state are free and equal, and no matter what their sex, race, color, religion, ancestry, national origin, disability, or medical condition are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever." To further extent, I am not sure that Mayor Karen Bass and staff and this committee understand what the term "all persons" means. Does Mayor Karen Bass know what an intercom is? Does Mayor Karen Bass know what a tandem parking stall is? Does Mayor Karen Bass know the meaning of "full and equal"? Some city employees say that intercoms for multifamily dwellings are not mandated in the Los Angeles Building and Safety codes; some employees say just the opposite. Attached 2025-6-10 Email Owner re Marke Services.pdf. 2025-8-4 Khammar Parsons Website.pdf. 2025-8-23 Email ICE asked to raid Housing.pdf. 2025-8-27 Email on Services.pdf. 2025-8-28 Email with Code Complaint.pdf. 2025-9-2 Email new request and letter re Housing RA.pdf. 2025-9-2 Email on bad Odor 1522.pdf. 2025-9-4 Email re Post to Nextdoor.pdf. 2025-9-4 fax ppm on cc 1954 resurface.pdf. Denied Apartment Services? Hi Point 1522 Lawsuit Explains Why.
<https://lahousingpermitsandrentadjustmentcommission.com/denied-apartment-services-hi-point1522-lawsuit-explains-why/>

*** 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.

Page of 1 4 Attach to City agenda item

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.

Attached

2025-6-10 Email Owner re Marke Services.pdf
2025-8-4 Khammar Parsons Website.pdf
2025-8-23 Email ICE asked to raid Housing.pdf
2025-8-27 Email on Services.pdf
2025-8-28 Email with Code Complaint.pdf
2025-9-2 Email new request and letter re Housing RA.pdf
2025-9-2 Email on bad Odor 1522.pdf
2025-9-4 Email re Post to Nextdoor.pdf
2025-9-4 fax ppm on cc 1954 resurface.pdf

Denied Apartment Services? Hi Point 1522 Lawsuit
Explains Why

[https://lahousingpermitsandrentadjustmentcommission.com/
denied-apartment-services-hi-point1522-lawsuit-explains-why/](https://lahousingpermitsandrentadjustmentcommission.com/denied-apartment-services-hi-point1522-lawsuit-explains-why/)

**Do you know what an
intercom is?**

**Do you know what a tandem
parking stall is?**

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

Page of 2 4 Attach to City agenda item 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.)

Page of 3 4 Attach to City agenda item 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/online/docs/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)

LAHD Case CE271455

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

From: G Johnson (tainmount@sbcglobal.net)

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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

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.)

All rights reserved.

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

To	(310) 661 - 8195
From	(323) 809 - 4119
Sender	Geary Juan Johnson tainmount@sbcglobal.net
Result	Fax Send Successful
Subject	Re Jimmy for Hi Point Apartments
Pages Sent	1 / 1
Transmission Time	38 seconds
Sent From	Dashboard
Page Size	Letter
Resolution	Fine

FAX

Geary Johnson 323-807-3099

TO:

Name: Power Property Mgmt

Fax Number: (310) 661-8195

of Pages: 1
(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: (323) 809-4119

Subject: Re Jimmy for Hi Point Apartments

Message:

I received this text message 2 days ago from Jimmy. "My name is Jimmy from management company. They approved reglaze bathtub work. I need to make schedule with you. Please call me when you have a time. Thanks."

My response is that you need to post the proper notice 24 hours notice under civil code section 1954. If and only when you post the proper notice, use your key to enter the unit. I have no obligation to let you in or be present. All rights reserved.

The intercom system remains unaddressed and unusable. We still have not been assigned a tandem parking stall.

I trust I will not have to get into a shouting match with your repair people. I would be perfectly justified.

As seen on Next Door social media "TENANT INSPECTION NOTICE"

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org;
masiss.andriasian@lacity.org; cynthia@powerpropertygrp.com; thomas@powerpropertygrp.com

Cc: 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;
controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org;
eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org;
sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org;
gavin@gavinnewsom.com; contact.lapdonline@gmail.com; oigcompl@lapd.online

Bcc: hairylegs27@gmail.com

Date: Thursday, September 4, 2025 at 11:28 AM PDT

https://nextdoor.com/p/j5PFFQz-5CwF?utm_source=share&extras=NDE4MDk1MTk=&ne_link_preview_links=&utm_campaign=1756951158790&share_action_id=8764ac52-eae7-4a2f-9e4e-f81c85a51ab3

TENANT INSPECTION NOTICE Los Angeles. Code enforcement has sent out an inspection notice (see photo) to all tenants. It states in part "you may provide consent to your landlord or his/her authorized rep to enter your unit with the inspector to conduct this inspection." I received a related CC 1954 Notice to Enter Premises from the landlord (photo). Both of these notices are suspect. A tenant is never required (IMO) to be present for an inspection or give consent to the landlord to enter (the landlord already has a key). The 1954 notice is IMO an abuse of the 1954 process as it goes way beyond the landlord right to enter and does not provide the approximate time of entry. I have been complaining about a lack of working intercom for about 14 years and the city housing code enforcement refuses to cite the owner; the intercom (photo) does not even have tenant names listed. Some code violation inspectors make over \$200,000 per year and are obligated to make a "diligent inspection". Also remember, if you want to complain about abuse of the CC 1954 notice, you do not have to let your landlord in the unit if they already have a key. If you voluntarily open the door for them (your choice) , you may have waived your right to complain about the lack of CC 1954 notice. The city employee named in the notice is Fabian Gonzalez. TENANTS BEWARE.

I've lived in apartments across Los Angeles for years and many times had issues with code violation inspectors. One time I sat outside waiting for the inspectors and they never came. Once I saw two drive up in city cars, then quickly drove off without the inspection. Numerous times I have told them to see the resident manager for access but they refused. One time the inspector stood outside and when I tried to explain, the supervisor on the phone told the

inspector to refuse to enter the property because I was “argumentative”.

State Civil Code section 1954 requires that landlords give an “approximate time” of entry. The notice picture shows that the landlord has refused to do that. On the other hand, the city inspector notice show the time as 9:00 am plus or minus 30 minutes, so I think that is an example of stating “approximate time”. My landlord has over the years repeatedly refused to follow that requirement.

Once I was trying to find out why routine repairs were being done until 9 pm at night and seven days per week. I imagined that the hours for repairs on vacant lots is different than the hours for repairs in occupied multifamily dwellings. Speaking with over ten code violation inspectors, their answers ranged from they did not know but most quoted a building code that allows construction six days a week and between 6 am to 9 pm. Finally I got an email from a person claiming to be an executive secretary in housing and said that I was correct that multifamily dwellings repairs (unless emergencies) are only allowed Monday through Friday from about 8:30 am - 6 pm. I am not surprised how many landlords violate this rule. I am dismayed that code inspectors do not know the law.

You claim that inspectors aren't working the landlord to “plant” evidence; I suggest you read some of the city case files to see what lies city employees tell.

You state, “If your intercom isn't working....intercoms are a safety feature, and a broken one can even be illegal”. My experience is that I have yet to see an inspector admit to what you claim. One inspector said that intercoms are mandatory (which would give inspectors jurisdiction), but I have not been able to track down a city code section. Another inspector said the city is still trying to figure what to do about intercoms not working, another said that the building code says intercoms are an amenity. I still cannot figure if thousands of buildings have intercoms, why is there no law in support?

If an intercom system does not work, there are numerous work arounds. The tenant's peaceful enjoyment of the premises should not be infringed upon simply because the landlord does not want to spend the money for repairs.

You mentioned getting a ring camera for peace of mind, but my rent agreement prohibits tenants from supplying their own housing services. The owner supplies the key to the building and the key to the mailbox and the clicker for the parking gate and the key to the apartment door, so I'm not responsible for those parts even if it is Akuvox, which requires a phone and WiFi. The owner has an agreement with Akuvox so he should be providing those parts, not me.

I have been involved in court cases that have alleged housing discrimination and corruption by city government Los Angeles employees and landlords. In 2019, a lawyer Bekeris sued for his client due to non-working callbox (intercom), Nelson v. Fox Hills Drive Apt, LLC filed 5/19/2019, case 19STCV18302; owner, city, county, state sued 11/3/2016, case 2:16-cv-03236-JLS (denial of intercom repair due to racism, systemic pattern and practice discrimination, dismissed without prejudice); 19STSC14394 (re intercom repairs), management countersued tenant, case dismissed without prejudice, Commissioner Emma Castro.(Internet search

la housing permits and rent adjustment commission public file 25-0473 shows shocking los angeles racism). Corrupt Commissioner Emma Castro overturned appeal after landlord did not show at court hearing but she ruled in landlord (millionaire) favor and reversed the \$400 judgement against him (re intercom). Castro said she was tired of hearing about the Intercom.

How does a tenant qualify for a working intercom? How does a tenant qualify for a tandem parking stall? Maybe or maybe not Mayor Karen Bass should know. Numerous cc section 1954 violations have occurred over the years. Of course, when this was brought to the attention of the city attorneys office on who work on behalf of Mayor Karen Bass, the city government told the judge that they did not want the code violations to be part of the court decision.

CD 10 has about 15 people working on staff, and most of them appear to be minorities. It would probably be unfair of me to expect that any of those minorities would be able to help me as a minority, that would be an unrealistic expectation, nevertheless there's a whole staff of 15 people that cannot help me. They can't even give me a response from their office. That's what I call corrupt, unresponsive government.

Online advertisements, admit that some of the units have more amenities than other units which begs the question is the owner skirting the housing discrimination laws which require full and equal housing services for all tenants. For example, some tenants have free Wi-Fi and some do not. For example, even if a tenant was paying more money and that is the reason for them having more housing services, it still would be fair if all services will be offered to all tenants, even if there was an extra fee involved so we give those tenants an opportunity. Which brings us full circle to the tandem parking which the owner has said for \$50 more per month tenant like myself can get an extra or two car parking stall, well that was said to me in 2014. The owner has frequently had extra tandem parking stalls that were not occupied, but still refuses to provide me with a tandem stall even though I pay my rent and my rent check says for tandem parking. I still do not have a tandem parking stall and the housing department as well as the state civil rights department refuses to do anything about it.

California state law only requires that provisions of a rent agreement be in writing if the agreement is for a year or more. Anything under a year does not have to be in writing therefore it could be an oral agreement or it could be based on the conduct of the parties. However, in the petition for writ case, the judge refused to hold the city government liable to provide housing services and despite the owner refusal to provide at least repairs. The court, and the City argued essentially that I did not have a right to repairs and the position of Karen Bass and the city council was that I did not have any rights to any housing services, not listed in the rent agreement. The city, as well as the court would not examine the code violation complaints, refused to enforce the harassment by landlord law; refused to recognize that I was being denied housing services.

The only good thing in the court transcript was that the judge said that housing services are services whether they're in the rent agreement or not so that way he was basically supporting

state law, but that does not mean the city is going to follow state law. But we can look at the city law LAMC code section which states that housing services are including, but not limited 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. (LAMC Sec. 151.02, Definition of Housing Services so therefore the Housing authority really doesn't have the authority to cut out or deny any housing services for any reason. Code violation inspectors take an equally confusing and corrupt route and repeatedly refusing to make inspections or refusing to inspect when called to the properties. A number of times I took off from work just to be there for the code enforcement inspector, and he did not show up or if he did show up he refused to enter the building or even examined the outside of the property so that became a waste of my time and of course a waste of taxpayer dollars. (Johnson v City of LA, 23STCPO0644, filed 2/28/2023). (Searchable lahousingpermitsandrentadjustmentcommission how Mayor Karen Bass and City deny blacks housing services)

IN THE BEGINNING

In the beginning in 2010, there was a working intercom system (building built in 1973 online pics show intercom at front door.) In 2010, the manager would years later say he unplugged the system and hid the wires in the wall. In another words, it still worked. The building entry door keypad always worked but separately and was not disturbed. Fast forward to 2014 and a new owner declares in writing that he is investigating why the door entry system is not working; it is assumed he is talking about the intercom system. At that point since it is the low rent rent controlled building, the owner is trying to push everyone out by means of harassment or paying them off. Eventually three tenants including myself refuse to take the payout and remain. I guess that is the owner grounds for retaliation; he installs a new intercom system (2015) and doesn't replace ours which remains unworking to today.

Somewhere around 2015, the owner mounts a THP which I appeal and that results in a public hearing. The owner maintains he will relocate us to another unit for the current apt repairs; during the hearing I repeatedly ask will the intercom be repaired and I get no answer from the owner or the city. Shortly thereafter, the owner withdraws the THP application for my unit. (All other fifteen units that were renovated received new intercoms.)

The owner applies for a capital improvements rent increase and I along with two other tenants file written statement attesting to the non-working intercom and other objections. The cries of the tenants are ignored. Between oral testimony and written documents, I mentioned the word "intercom" about 42 times. No one responded. (The matter also appeared in a local newspaper in a full page online ad page 17, Random Lengths News, Feb 22, 2018.)

I follow this with a series of RSO complaints. The city claims they will not address the intercom

Emergency repair needed. Power Property says they hang up the phone when I call

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org;
masiss.andriasian@lacity.org; cynthia@powerpropertygrp.com; thomas@powerpropertygrp.com

Cc: 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;
controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org;
eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org;
sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org;
gavin@gavinnewsom.com; contact.lapdonline@gmail.com; oigcompl@lapd.online

Bcc: hairylegs27@gmail.com

Date: Tuesday, September 2, 2025 at 02:17 PM PDT

The kitchen sink is backed up and will not drain. If the tenant upstairs uses the sink upstairs, it will overflow.

Just called the PPM number at 310-593-3955 and the phone kept hanging up on me three times. I called from another phone and got Reuben on the phone. I asked why is the phone hanging up. He said me calls are getting in the way of other tenants calling. I told him I have an emergency (after he identified me and the address) and he kept saying he is not going to answer the phone when he sees it is me calling.

So that is why I do not get repairs. The building can burn down for all I care. I hung up n him because he was abusive. I told him it was an emergency.

Ruben needs to be fired.

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

because it is not listed in the rent agreement, or because it was not working at inception of tenancy, and other non valid excuses. (A Judge will later declare that the intercom is a housing service whether listed in the rent agreement or not). I disagree with the City because I am still entitled to maintenance and housing services by the payment of rent.

It is not easy to get other tenants to rally with me. Simply because the rewards are so slim. One of my RSO complaints awarded tenants a rent decrease because the resident manager position was not filled for six months. Each tenant was awarded \$4.00. Hardly a reason to fight for such injustices.

Geary Juan Johnson

Phone 323-807-3099

Tenant 1522 Hi Point St 9

Bad Odor from unit 3. The Sept. 26 city inspection. Parking gate not working. Abandoned Vehicle.

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; cynthia@powerpropertygrp.com; thomas@powerpropertygrp.com

Cc: 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; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com

Date: Tuesday, September 2, 2025 at 12:13 PM PDT

To whom it may concern:

"There is a bad odor coming from unit 3. He may be opening the door for long periods to air out the unit, but he succeeds in permeating the entire floor. Not sure if it comes from his unit, or the lot next door and he has the window open. The smell is bad. Pretty sure it is not something dead, but this may be a matter for either the Police or code enforcement. Please investigate. Also, the parking gate is stuck open again and not responding to anyone's clicker. Also, workers here last week did not replace the unit door peephole as requested, did not resolve chipping paint near the bathroom shower fixtures which I have sent picture to you. The intercom is also not working. Also if you need to enter on Friday, September 26, 2025, please post the proper 24 hour written notice with the approximate time of entry. Since you have the key to the unit, there is no need for me to open the door for you. The Intercom still has not been repaired."

There is still an abandoned non-operating vehicle at parking stall #4. Health and Safety hazard and has been there a number of years. No current license plates.

All rights reserved.

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

Phone 323-807-3099

Tenant



2025-9-2 Fax PPM re odor and intercom.pdf
31 kB

New Code Violation complaint filed against 1522 Hi Point St 90035- case 951327

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org;
masiss.andriasian@lacity.org; cynthia@powerpropertygrp.com; thomas@powerpropertygrp.com

Cc: councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org;
councilmember.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@lacity.org;
councilmember.padilla@lacity.org; councilmember.rodriquez@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;
controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org;
eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org;
sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org;
gavin@gavinnewsom.com

Bcc: hairylegs27@gmail.com

Date: Thursday, August 28, 2025 at 11:55 PM PDT

See attached copy 951327

Geary Juan Johnson

Phone 323-807-3099



2025-8-28 Code 951327 Violation Complaint.pdf
571.1 kB

Fw: ICE

From: G Johnson (tainmount@sbcglobal.net)

To: fabian.gonzalez@lacity.org

Date: Saturday, August 23, 2025 at 08:29 PM PDT

Geary Juan Johnson

Phone 323-807-3099

----- Forwarded Message -----

From: G Johnson <tainmount@sbcglobal.net>

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

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>; frontend@powerpropertygrp.com <frontend@powerpropertygrp.com>; Cc: controller.mejia@lacity.org <controller.mejia@lacity.org>; DOD.Contact@lacity.org <dod.contact@lacity.org>; aoa.crsa@aoausa.com <aoa.crsa@aoausa.com>; ARAM.AVEDISIAN@LACITY.ORG <aram.avedisian@lacity.org>; ERIC.BANE@LACITY.ORG <eric.bane@lacity.org>; DORAN.BOBADILLA@LACITY.ORG <doran.bobadilla@lacity.org>; laura.zimmerman@lacity.org <laura.zimmerman@lacity.org>; grant.woods@lacity.org <grant.woods@lacity.org>; sewada.zadoorian@lacity.org <sewada.zadoorian@lacity.org>; jason.wilson@lacity.org <jason.wilson@lacity.org>; kelly.warner@lacity.org <kelly.warner@lacity.org>; mark.wang@lacity.org <mark.wang@lacity.org>; Gavin Newsom <gavin@gavinnewsom.com>

Sent: Saturday, August 23, 2025 at 08:27:56 PM PDT

Subject: ICE

Message:

I have asked ICE to raid the city housing department as well as raid the Power Property

Management Inc.

This is to the property owner at the fax number listed on the website for Power Property Mgmt Inc, 1. A number of units are now vacant at this address 1522 Hi Point St 90035. I have also observed that tandem Parking stalls 13 or 14, 15, 17 are now vacant and unassigned... please assign tenants in unit nine to a tandem park stall as agreed and let us know what the parking stall number is. We are first come first serve before any other tenants that might move into these parking stalls. 2. The Intercom in unit nine is still not functioning and needs to be replaced repaired or removed. 3. I e n a n t s unit n i n e still h a v e not b e e n supplied with the parts to use the second Intercom that is on the outside of the building described as Akuvox. 4. The peephole for the apartment door needs to be replaced as we cannot s e e thru it. 5. T h e parking gate a s of yesterday w a s not working for a number of days. 6. There are paint chipping in the shower area of the bathroom that need to be addressed. 7. One of the kitchen sink cabinet drawers is broken and unusable and needs repair. Also, this wil be reported to two of the code violation inspectors, and will also be reported in a code violation complaint.

The attached notice to enter that the owner has demanded does not comply with civil coat section 1954 in that it does not state the approximate hours that the inspection will occur and also there is no authorization from 1954 for a pre-code enforcement inspection.

Geary Juan Johnson

Phone 323-807-3099



2025-8-23 Fax to owner and Power.pdf
457.8 kB



2025-8-22 PPM Notice to Enter Premises.pdf
442.8 kB

CC section 1954 is not adhered to by landlord. Is any city employee able to read and comprehend English?

From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; cynthia@powerpropertygrp.com; thomas@powerpropertygrp.com

Cc: 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; controller.mejia@lacity.org; dod.contact@lacity.org; aoa.crsa@aoausa.com; aram.avedisian@lacity.org; eric.bane@lacity.org; doran.bobadilla@lacity.org; laura.zimmerman@lacity.org; grant.woods@lacity.org; sewada.zadoorian@lacity.org; jason.wilson@lacity.org; kelly.warner@lacity.org; mark.wang@lacity.org; gavin@gavinnewsom.com

Bcc: hairylegs27@gmail.com

Date: Wednesday, August 27, 2025 at 07:50 PM PDT

To whom it may concern/RSO city department:

The owner of the property is Hi Point 1522 LLC, managed by POWER PROPERTY MANAGEMENT INC.

The attached notice to enter by owner does not comply with CC section 1954 in that the notice does not state the approximate time that the entry will be made. Is there anyone reading this email that can understand and comprehend English?

The civil code section 1954 notice is being used for the purpose of harassment. I ask that the city housing department rule against the landlord and charge them \$5000 for the harassment that is occurring and I also ask that the city of Los Angeles, penalize the owner to the tune of \$1 million (one million) dollars as the owner acts in concert with Mayor Karen Bass, and the city Council. The city government continually acts in favor of the million dollar landlords to the detriment of the tenants.

Mayor Karen Bass supports the modern day lynching of tenants by the corporate landlords. Tenants have no rights under Mayor Karen Bass.

The Mayor's help desk email is out of order.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St #9
Los Angeles, CA. 90035

Phone 323-807-3099



2025-8-27 notice to enter unit 9 by PPM.pdf
408.4 kB



Davey GJuanvaldez <hairylegs27@gmail.com>

Stay Informed: August 2025 Investor Update

1 message

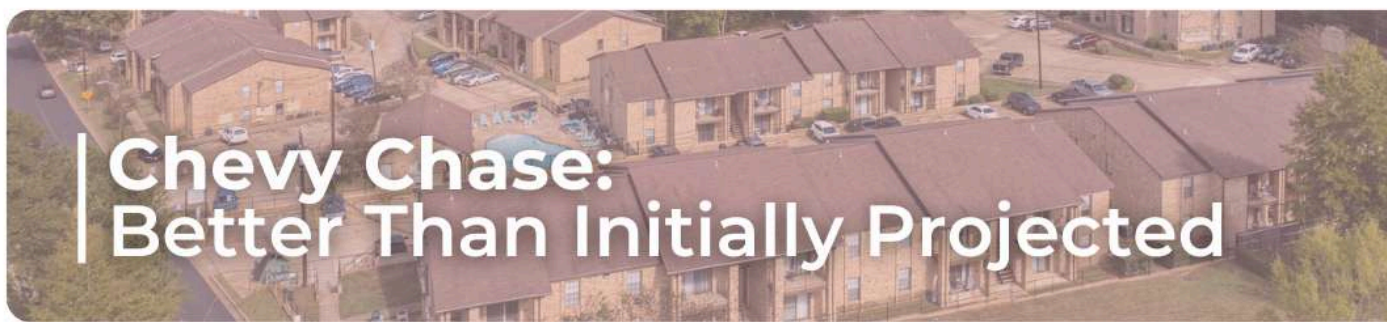
Brent Parsons <brent@powercapitalgrp.com>
To: hairylegs27@gmail.com

Mon, Aug 4, 2025 at 1:32 PM

[View in Browser](#)

We're excited to kick off our monthly newsletter and bring you along as we grow. Each month, we'll share qui on our current portfolio, highlight what we're seeing in the market, and give you a first look at any new invest opportunities. It's our way of keeping you informed, engaged, and always in the loop.

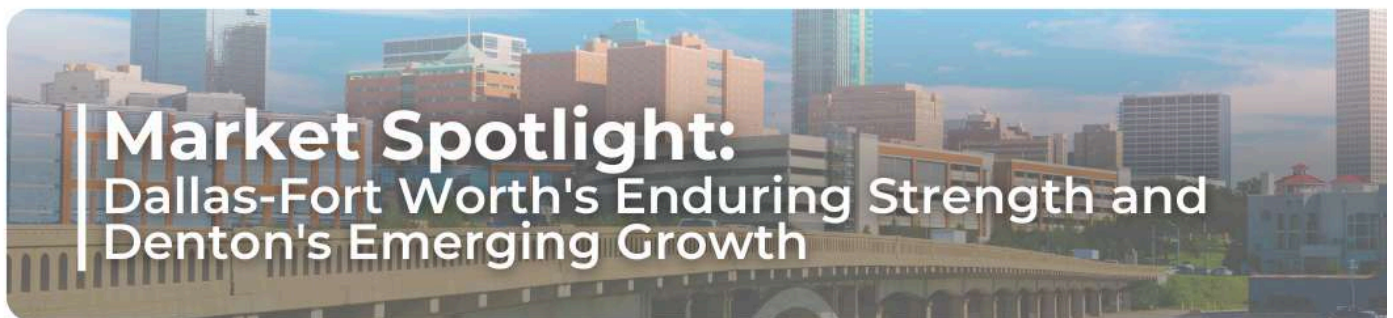
Thanks for being with us — we're glad to have you along.



Since closing on May 30, our team visited the property last month to meet with our management company ar staff, including our property manager and maintenance technician. We're happy to report a smooth transition, **occupancy closing the quarter at a strong 96% and delinquencies held to just \$4,844.78.**

We're currently collecting bids for major improvements—including a full roof replacement—and remain optimi: the property's performance.

If current trends hold, we're on track to begin distributions as early as next quarter, nearly a year ahead of sc



Dallas-Fort Worth: Why We Keep Investing Here

DFW's momentum isn't just a trend—it's backed by strong fundamentals



We focus on well-located Class B/C value-add assets in submarkets with job access and low vacancy—positioned for long-term growth and recession resistance.

Denton, TX: A High-Growth Market with Strong Fundamentals

Denton stands out as a fast-growing submarket benefiting from spillover demand from the greater DFW area. With its rising population, expanding infrastructure, and strong rental demand, it offers:

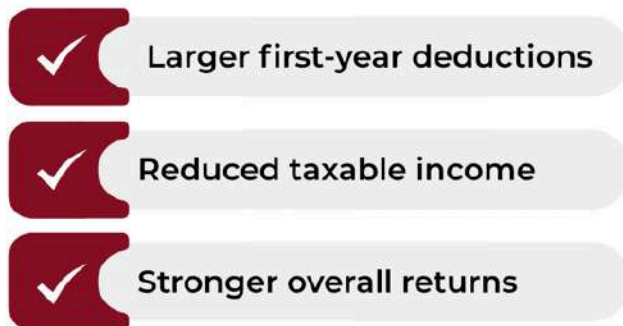


Denton is a strategic choice for investors seeking stable, income-focused syndication opportunities.



Investors, take note: 100% bonus depreciation has returned—and it's a big deal. This powerful tax incentive **enables real estate investors to immediately write off the full cost of qualifying property improvements on certain assets in the year they're placed in service.**

What does this mean for you?



Whether you're closing on a new asset or completing value-add improvements, this is a prime opportunity to your tax strategy and accelerate your cash flow.

Be sure to consult your CPA—this incentive won't last forever, and timing is everything.

ABOUT US

Power Capital Group offers investors low-risk strategies to create passive income streams that will d portfolios and yield impressive results. We make it easy for investors of various income levels to become pa syndication deals.

When our clients pool their financial resources with other like-minded investors, they can be confident P Group will take our fiduciary stewardship of their money seriously. As longtime partners with a combined fou experience in the real estate industry, we are perfectly situated and strongly motivated to ensure the investm well for everyone involved.

CONTACT US



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Managing Partner



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THOMAS KHAMMAR

Managing Partner



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thomas@powercapitalgrp.com

POWER CAPITAL GROUP



powercapitalgrp.com



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Property 1522 Hi Point St Apts to be sold

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.rodriquez@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

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