

**From:** tainmount@sbcglobal.net

**Name:** Geary Juan Johnson

**Date Submitted:** 04/14/2026

**Council File Number:**  (e.g. XX-XXXX-SXXX)

**Comment:**

25-1126. GOVERNMENT OPERATIONS and BUDGET AND FINANCE COMMITTEES' REPORT relative to amending Article 4, Chapter 10, of the Los Angeles Municipal Code (LAMC) concerning the City's commercial cannabis record refileing and renewal requirements. This matter is OPPOSED because the City enforces the ADA in a discriminatory manner that violates the State Unruh Act, CC 51, 52. White tenants at this address says the City Civil Rights Department do not have unit intercom audio or video connections, as mandated by the city building code. The Mayor does not believe whites are entitled to an accessible intercom in their unit. Is Mayor Karen Bass racist? MARQUEECE HARRIS-DAWSON, Eighth District BOB BLUMENFIELD, Third District EUNISSE HERNANDEZ, First District ADRIN NAZARIAN, Second District NITHYA RAMAN, Fourth District KATY YAROSLAVSKY, Fifth District IMELDA PADILLA, Sixth District MONICA RODRIGUEZ, Seventh District CURREN D. PRICE, JR., Ninth District HEATHER HUTT, Tenth District TRACI PARK, Eleventh District HUGO SOTO-MARTÍNEZ, Thirteenth District YSABEL JURADO, Fourteenth District TIM McOSKER, Fifteenth District Picture taken April 3, 2026 showing available tandem parking stalls at 13, 14, 15 25-1126 List of emails and faxes between 2024 to 2026 Email dated April 9, 2026 at 10:33 AM Letter dated March 24, 2026 to Hi Point 1522 LLC - three pages Fax dated March 27, 2026 to property owner Email dated March 17, 2026 at 12:14 AM to city government employees and property owner Email dated February 15, 2026 at 11:58 AM to city employees and the property owner Email February 15 2026 re New matter questions to Owner Hi Point 1522 LLC Letter dated February 13, 2026 to Thomas Khammar- seven pages. Also sent by email to the city government. Letter dated March 9, 2026 to the property owner. Also sent by email to the city government.- seven pages

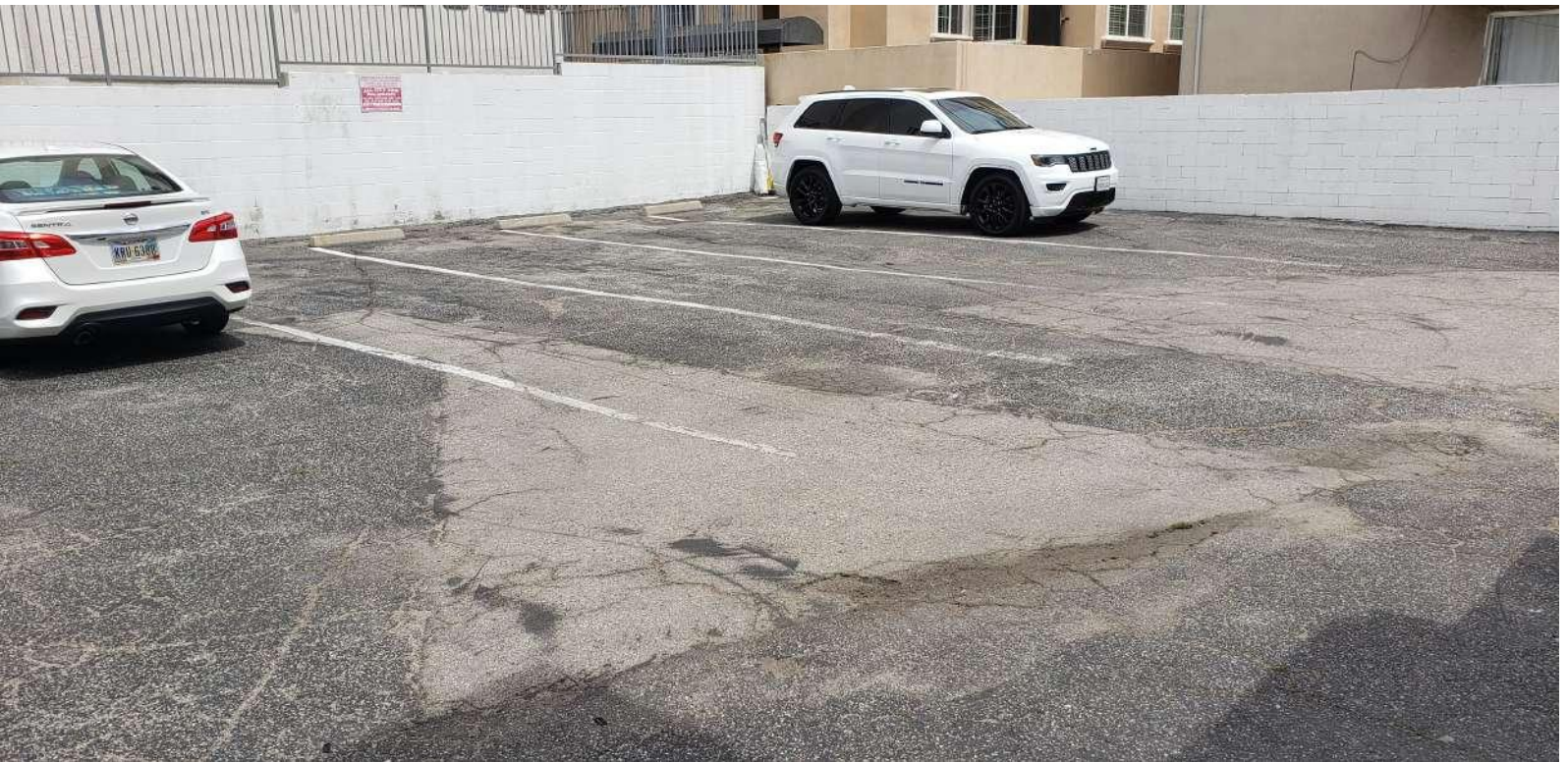
***White tenants at this address says the City Civil Rights Department do not have unit intercom audio or video connections, as mandated by the city building code. The Mayor does not believe whites are entitled to an accessible intercom in their unit. Is Mayor Karen Bass racist?***

2026-3-24 EMAIL City and owner w Fax.pdf  
2026-3-27 Fax to Owner HP.pdf  
2026-3-24 Fax Reply to PPM re March 13  
2026-3-24 Letter Fax Email reply to owner  
2026-3-24 Letter Fax Email reply to owner  
2026-3-11 Fax PPM re wheelchair peephole  
2026-3-9 Fax PPM Response to His Letter  
2026-3-10 Fax to PPM Further Response  
2026-1-3 Fax to RSO complaint 965.pdf

2026-3-3 Letter to HP Owner Via Fax  
2026-3-9 Fax to Owner Response to PPM Letter  
2026-2-28 Fax PPM with Commentary.pdf  
2026-2-14 Fax PPM re Effective Accommodations  
2026-3-3 Fax PPM Supplement  
2026-3-5 Fax to PPM re Intercom and Parking  
2026-3-8 Fax to PPM w Placard and Court Order.pdf  
2026-3-6 Fax PPM Tandem Parking application requested  
2026-2-18 Fax HP PPM.pdf  
2026-2-14 to send 2nd fax to ppm.pdf  
2026-2-14 Fax PPM re communications.pdf  
2026-2-14 fax 2nd to PPM.pdf  
2026-2-16 Fax to PPM.pdf  
2026-2-14 HFax No 2 to PPM communication and perform.pdf  
2026-2-10 Fax to PPM.pdf  
2026-2-18 Fax HP PPM 2.pdf  
2026-2-16 Fax to PPM with two emails from 15th  
2026-2-28 Fax on Rent Decrease for Utilities.pdf  
2026-2-26 Fax to Power Property re car Damaged.pdf  
2026-1-12 Fax Confirm to PPM.pdf  
2026-2-27 Fax to PPM re Car Damage and Other Housing

2026-2-24 Fax PPM on Car Damage  
2026-2-17 fax on Parking Clarify Large  
2026-2-14 Fax PPM more and Questions.pdf  
2026-2-16 Full Fax to PPM Unblock please  
2026-2-17 Fax PPM Parking Clarified.pdf  
2026-1-12 Email city and owner with Fax.pdf  
2026-1-6 Fax PPM re Harrison.pdf  
2026-1-12 Fax sent to Power Property.pdf  
2026-1-5 Fax PPM on Entry.pdf  
2026-2-2 Fax to PPM.pdf  
2026-2-11 Fax PPM on utility reduction.pdf

Taken April 3, 2026 showing available Tandem Stalls 13, 14, 15 at 1522 Hi Point St 90035. The owner refuses to provide an application. The owner lies and says no stalls are available.



2026-2-26 Fax with Email re Car Damages.pdf

2026-3-8 Fax to PPM w Placard and Court Order.pdf

2025-12-22 Fax to PPM re communications.pdf

2026-2-28 RSO re Decrease full.pdf

2025-2-24 Fax on Car Damages

2026-2-13 Reply to Khammar Feb 11 Letter

2025-12-7 corrected fax to ppm re RA.pdf

2026-1-6 CASE Attach Code 970338 Complaint.pages

2025-12-1 Fax owner on parking and resident manager.pdf

2025-12-25 Fax owner 1522 on resident manager 2.pdf

2025-12-25 Fax owner 1522 on resident manager.pdf

2025-12-25 Fax owner 1522 on resident manager.pdf

2025-12-1 Fax owner on parking and resident manager.pdf

2025-12-22 Email and Fax on Communications.pdf

2025-11-11 Fax PPM with new Code Complaint.pdf

2025-11-21 Fax PPM w Email for Services.pdf

2025-9-13 fax ppm sewer spill.pdf

2025-11-18 Exh 28 Fax PPM re Services

2025-11-25 Receipt Fax PPM.pdf

2025-11-25 Fax to PPM with Email

2025-11-16 Fax PPM on putrid odor unit 3.pdf

2025-11-6 Fax PPM on Intercoms.pdf

2025-9-27 Fax to PPM re Indoor Monitor.pdf

2025-10-1 Fax PPM Request for Indoor Monitor.pdf

2025-10-14 Fax PPM on stale order again.pdf

2025-10-28 Fax DRE to revoke PPM license

2025-10-14 Fax PPM on new exhibits.pdf

2025-10-2 Fax to PPM worker refuses to enter.pdf

2025-10-2 Fax to PPM re illegal entry.pdf

2025-9-24 Fax PPM re Intercom and Parking.pdf

2025-9-2 fax ppm on calls for repairs.pdf

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

2025-8-2 fax ppm email on parking.pdf

2025-7-28 Fax to PPM one of two

2025-6-11 Fax to PPM 1522.pdf

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

2025-8-22 Fax To Power Property.pdf

2025-4-7 Fax to PPM with Code Complaint.pdf

2025-8-27 Fax PPM on Lack of CC 1954 Notice.pdf

2025-9-8 Fax PPM with SC Remote Request.pdf



Davey GJuanvaldez <hairylegs27@gmail.com>

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

1 message

Thomas Khammar <thomas@powerpropertygrp.com>  
To: Davey GJuanvaldez <hairylegs27@gmail.com>

Mon, Nov 3, 2025 at 10:31 AM

*Beware of this Company.  
Do not hire them!*

[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 misused 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.

2025-9-9 Fax to PPM re CC 1954.pdf  
2025-9-10 Fax PPM on suggestion.pdf  
2025-9-10 fax PPM re Entry.pdf  
2025-9-10 Fax to PPM re Entry.pdf  
2025-9-24 Fax PPM.pdf  
2025-10-25 Fax DRE to revoke License PPM.pdf  
2025-12-1 fax PPM on Ceiling Leak.pdf  
2025-12-21 Fax Owner Repairs not made.pdf

2026-2-11 Email to owner on Blocked and Bobo.pdf

2024-12-2 Fax to PPMG w email.pdf  
2024-9-22 Fax to Power Property  
2024-7-30 Fax 5 of 6 to Todd PPM.odt  
2024-7-30 Fax 1 of 6 to Todd Jacobs.odt  
2024-6-11 Fax Reader McCreary.odt  
2024-6-7 Fax PPM w Email.odt  
2024-6-3 Confiirm Fax 1 of 2 to Power.pdf  
2024-6-3 Fax 1 of 2 to PPMG.pdf  
2024-4-22 Fax to PPM  
2024-3-14 Fax to PPM  
2024-1-23 Fax to LAHD.odt  
2024-5-5 Fax to PPMG.odt  
2024-5-5 Fax to PPMG.pdf  
2024-6-3 Fax 2 of 2 to PPMG.pdf  
2024-6-3 Fax 2 to PPMG Confirm.pdf  
2024-6-17 Fax 1 of 2 to Power.odt  
2024-6-17 Fax 2 of 2 to Power.odt  
2024-6-28 Fax to PPM.odt  
2024-7-6 Fax to Power Property.odt  
2024-7-14 Fax to Owner PPMG.odt  
2024-7-26 FAX PPMG AT 930.odt  
2024-7-30 Fax 3 of 6 to Todd PPM.odt  
2024-7-30 Fax 6 of 6 to Todd Bold.odt  
2024-7-30 Fax Todd 4 of 6.odt



**BRENT PARSONS**  
Managing Partner  
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**POWER PROPERTY MANAGEMENT**  
310-593-3955 | powerpropertymanagement.com | 8885 Venice Blvd. Suite 205 Los Angeles CA 90034

Get the inside scoop! Find us on

You've received this email because you're one of our customers or subscribers.  
Power Property Management inc., P.O. Box 472, Culver City, CA 90232, United States | Unsubscribe

## Re: Update April 9 - Accessible Intercom Indoor Monitor, Accessible Handicapped Parking Stall, Accessible wheelchair height unit door peephole still not supplied. See today Public Records Request

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From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; solomon.rivera@lacity.org; jeff.camp@lacity.org; jonathan.mitchell@lacity.org; terrence.gomes@lacity.org; mayra.guevara@lacity.org; alan.antonio@lacity.org; danielle.mero@lacity.org; kimani.black@lacity.org; andrew.westall@lacity.org; emilyadsit@lacity.org; alexander.morales@lacity.org; hakeem.parke-davis@lacity.org; gregory.earnest@lacity.org; devyn.bakewell@lacity.org; roger.gonzalez@lacity.org; steele.bloodworth@lacity.org; kris.simms@lacity.org; steven.harrison@lacity.org; frank.oliver@lacity.org; robert.pullen-miles@lacity.org; carl.young@lacity.org; jenelle.henderson@lacity.org; jocelyn.padilla@lacity.org; ricardo.carloss@lacity.org; brent@powerpropertygrp.com; thomas@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; frontdesk@powerpropertygrp.com; nisi@powerpropertygrp.com; cynthia@powerpropertygrp.com; david@powerpropertygrp.com; benjamin@powerpropertygrp.com

Cc: vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; 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.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; 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; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; alan.christensen@lacity.org; phillip.munguia@lacity.org; marke.bridge@lacity.org; contact.lapdonline@lapd.online; cityatty.help@lacity.org

Bcc: hairylegs27@gmail.com

Date: Thursday, April 9, 2026 at 10:33 AM PDT

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## Mayor Karen Bass says White tenants in the building are not entitled to a working intercom.

A complaint has been filed with the state Civil Rights Department against the City of Los Angeles and the property owner.

See attached redacted.

Repairs continue to unit 8 but denied to me in unit 9.

All rights reserved.

**Geary Juan Johnson**

Phone 323-807-3099

On Tuesday, April 7, 2026 at 06:01:05 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Accessible Intercom Indoor Monitor, Accessible Handicapped Parking Stall, Accessible wheelchair height unit door peephole still not supplied.

**51** (a) This section shall be known, and may be cited, as the Unruh Civil Rights Act.

(b) 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, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status are entitled to the full and equal accommodations, advantages, facilities, privileges, or services in all business establishments of every kind whatsoever.

(c) This section shall not be construed to confer any right or privilege on a person that is conditioned or limited by law or that is applicable alike to persons of every sex, color, race, religion, ancestry, national origin, disability, medical condition, marital status, sexual orientation, citizenship, primary language, or immigration status, or to persons regardless of their genetic information.

Dear Property Owner Hi Point 1522 LLC and City Los Angeles employees, et al:

Hi Point 1522 LLC  
11301 W. Olympic Blvd Suite 121 PMB 750  
Los Angeles. CA. 90064

I believe the City of Los Angeles acts in violation of the provisions of CC section 51, 52 above in denial of housing services as stated above, and by using federal funds and not having an effective mechanism to assist with housing reasonable accommodation requests.

I believe the owner of the property Hi Point 1522 LLC acts in violation of the provisions of CC section 51, 52 above in denial of housing services as stated above, and by using federal funds and not having an effective mechanism to assist with housing reasonable accommodation requests, and by denying reasonable housing accommodations as requested.

The city has been given adequate information that the owner at this address has not provided a functioning intercom service with audio and video; this is a repair issue as well as denial of reasonable accommodation.

The owner has been given adequate information that the owner at this address has not provided a functioning intercom service with audio and video; this is a repair issue as well as denial of reasonable accommodation.

well as denial of reasonable accommodation.

The lack of handicapped parking stall, lack of accessible wheelchair height unit peephole, and lack of functioning audio and video intercom are repair as well as accessibility issues.

The denial of housing services in this regard is retaliation because I complained and such retaliation occurs within two months of my complaints.

### **Housing Benefits Provided to Other Tenants But Not to Me**

1. Other tenants are assigned a two car parking stall
2. Other tenants are assigned a two car parking stall with no separate fee charged
3. Other tenants are assigned a two car parking stall with no separate application required
4. Other tenants have new Intercom monitor in their unit since 2022 but not me
5. Other tenants have unit peep hole to see up and down the hallway to the front and rear of the building since 2014 but not me

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

All rights reserved.

***Geary Juan Johnson***

***1522 Hi Point St 9***

***Los Angeles. CA. 90035***

Phone 323-807-3099

The attached RSO release from the landlord has problems: (1) Under the column "utility services paid by the landlord", each column is blank. I want RSO to seek a correction in that all utility services are paid by the landlord i.e. electric and gas and that there is only one master meter in the building. (2) The column says "parking is included in the rent amount". The landlord answer is "no". I want the RSO to reflect that parking is included in the rent amount for all 18 units. I am not aware of any tenant paying an extra fee for parking. The landlord has recently indicated the parking fee is \$150 but he refuses to verify how many units are paying that fee and when was such notice send to all tenants. The city Housing Department also refuses to verify this. (3) Cynthia Reynosa is the accounting person for owner management company Power Property Management Inc. Cynthia Reynosa sued me a few years back in a small claims action; the court denied her damages. But in a recent court case, when Reynosa was called to testify, Reynosa lied and said she did not know anything about the case. It is Cynthia Reynosa who processes the rent payments and Cynthia Reynosa who would know that the payment of electric, gas, and parking is included

in the rent paid. According to Public Documents, Power Property Management Inc (agent for owner Hi Point 1522 LLC) employees include Thomas Khammar, Brent Parsons, Cynthia Reynosa, Benjamin Renkainen, Bessy Cerna, David Diaz, Luis Rodriguez, Nisi Walton, Brian Vasquez. Benjamin is the employee who permanently vandalized my car by pasting adhesive to my driver side car window and refuses to make repairs. Racists Among Us. See city clerk agenda item [https://cityclerk.lacity.org/onlinedocs/2025/25-0416\\_PC\\_PM\\_03-21-2026.pdf](https://cityclerk.lacity.org/onlinedocs/2025/25-0416_PC_PM_03-21-2026.pdf)

# Demolition continues in Unit 8, but the housing concerns of Black tenants in Unit 9 (request for reasonable housing accommodations) are ignored by Mayor Karen Bass and other employees

Accessible Intercom Indoor Monitor, Accessible Handicapped Parking Stall, Accessible wheelchair height unit door peephole still not supplied.

c: City attorney office via email

Staff Council District 10 Heather Hutt, Kimani Black, Andrew Westall, Emily Adsit, Alex Morales, Hakeem Parke-Davis, Gregory Earnest, Devyn Bakewell, Roger Gonzalez, Steele Bloodworth, Jeff Camp, Mayra Guevara, Diane Cho, Alan Antonio, Danielle Mero, Alisa Rivera, Jonathan Mitchell, Kris Simms, Frank Oliver, Robert Pullen-Miles, Roger Estrada, Terrence Gomes, Carl Young, Kimberly Valentine, Jenelle Henderson, Margarita Younkins, Jocelyn Padilla, Emani Byrd, Ricardo Carlos.

**Study Notes 42 USC 1983 ("The Ku Klux Klan Act")**



2026-4-8 WP and City Copy CRD City Owner Complaint.pdf

149.1 kB

## New Response to March 13 letter from Thomas Khammar re accessible unit door peephole request. DIS0002519

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From: G Johnson (tainmount@sbcglobal.net)

To: thomas.scott@lacity.org

Cc: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; oigcompl@lapd.online; steven.harrison@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.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; 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; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org; rene.flores@lacity.org; alan.christensen@lacity.org; phillip.munguia@lacity.org

Bcc: hairylegs27@gmail.com

Date: Tuesday, March 24, 2026 at 11:33 PM PDT

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MARCH 24, 2026

**GEARY J. JOHNSON**  
1522 HI POINT ST 9  
LOS ANGELES. CA. 90035  
323-807-3099

HI POINT 1522 LLC  
RE 1522 HI POINT STREET 90035  
VIA POWER PROPERTY MGMT GROUP

Dear OWNER:

### **BACKGROUND**

A working intercom and unit interface (indoor monitor), handicapped parking stall, and wheelchair accessible unit peephole, are already requirements under the City building accessibility codes, therefore landlords must bear the cost.

I am writing in response to your MARCH 13, 2026 (attached) letter regarding the installation of a wheelchair-accessible peephole at my unit. While I appreciate your acknowledgment of my request, I must respectfully disagree with the assertion that I should bear the cost of this modification.

As per the City of Los Angeles's building accessibility codes, as well as the federal ADA and California's Title 24 regulations, certain accessibility features—including a wheelchair-accessible peephole—are mandatory for all residential units. These regulations specify that landlords are required to provide reasonable accommodations for tenants with disabilities, including the installation of features that allow for equal access and functionality.

Specifically, the request I submitted is a “reasonable accommodation” for a lowered peephole, necessary due to my disability, in accordance with the ADA (2009) and Title 24 (California Building Code), and peephole that allows me to see both ends of the hallway.

## **RELEVANT CONTEXT**

### 1. Legal Precedent & Code Compliance:

- In 2014, you installed new peepholes for 15 out of the 18 units in this building, including installation of peepholes that allow residents to see both ends of the hallway. This installation was done at no additional cost to the tenants, and there was no assertion that this constituted a "significant repair."
- As a building receiving federal and state funding and subject to local rent control laws and building codes, all accommodations or modifications to meet accessibility codes are not only required but must be fulfilled by the landlord at their expense.
- In 2023 you installed a new door entry intercom system, but according to your own management, an interface connection was not made to each unit, as required by the building code accessibility standards.

### 2. Maintenance Responsibility:

- The installation of a wheelchair-accessible peephole should be treated as a maintenance obligation, as it is already required under both federal, state law, and local law. The costs associated with such modifications should be borne by the landlord, especially since these modifications are not new requests, but repairs or updates to ensure that the unit meets the necessary accessibility standards.
- There is no provision in the rental agreement requiring me to bear the costs of alterations for accessibility features. Additionally, there is no clause in the rental agreement that requires me to fund or cover the cost of the installation of an accessible peephole.
- Local rent control laws also do not require me to bear the cost of accessibility requirements.

### 3. Cost and Practical Considerations:

- As the existing peephole already has an opening in the door, and there is an unused mailbox slot opening, I would assume that this modification would incur minimal costs compared to other door modifications. This further reduces the financial

burden on the owner.

- Expanding the existing peephole to meet ADA accessibility standards involves adding a second, lower peephole or a wide-angle viewer at the required height (42-43 inches), a modification that should not pose undue hardship to the property owner.

#### 4. Lack of Alternative Accommodation:

- The March 13 letter provided by the property owner does not offer an effective alternative accommodation to address my disability-related needs. ADA compliance requires that the tenant be provided with the necessary means of security, such as a handicapped assessable usable peephole. The proposed solution should be an effective and reasonable accommodation, not merely a suggestion of an optional alternative.

#### Legal Precedents & Case Law:

- According to the Fair Housing Act (FHA) and ADA, it is well-established that if a requested modification is necessary to allow a disabled tenant to enjoy their dwelling fully, the landlord is responsible for the costs associated with such a modification.
- The landlord is also responsible for maintaining accessibility features, such as working intercoms, handicapped parking, and accessible door peepholes. The financial burden of these maintenance obligations cannot be shifted to the tenant.

## CONCLUSION

Given that the installation of an accessible peephole is not a discretionary request but rather a legal requirement under both ADA and Title 24, and local building codes, I ask that you reconsider the decision to require me to cover the costs of this installation.

I would appreciate it if you could provide a legal justification for why I should bear these costs, particularly in light of the mandatory building code requirements and the lack of any provisions in the rental agreement or RSO LAMC regulations that would require me to do so.

Thank you for your attention to this matter. I look forward to your prompt resolution of this issue in accordance with the law. All rights reserved.

Sincerely,

pastedGraphic.png

Geary J. Johnson

[tainmount@sbcglobal.net](mailto:tainmount@sbcglobal.net)

Reference: Hi Point 1522 Managers LLC

***attachments 1 fax includes 2 letters***



2026-3-24 Fax Reply to PPM re March 13.pdf  
450.7 kB

# FAX

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

**TO:**

**Name:** Hi Point 1522 LLC c/o Olympic c/o Power Property Mgmt Inc

**Fax Number:** (310) 661-8195

**# of Pages:** 1  
(including cover sheet)

**FROM:**

**Name:** Geary Juan Johnson

**Fax Number:** (323) 809-4119

**Subject:** Services and Accomodations Still Not Provided

**Message:**

Dear property owner Hi Point 1522 LLC:

Still waiting for the accessible functional intercom and indoor monitor, accessible handicapped parking stall, and accessible unit door peephole. You have not raised any legitimate reasons why these accommodations have not been provided.

**INDOOR MONITOR FOR THE AKUVOX SYSTEM**

I remind you that the Indoor Monitor to use the Akuvox system would be a repair or replacement since as pictures to you show, there is currently an intercom monitor in my unit that does not work. Per the rent agreement, and city housing regulations, you cannot charge a separate charge or fee for maintenance or replacement since that is included in the rent payment. As an aside, you are aware that the previous owner in 2014, replaced the door entry keypads at the front and rear of the building. He was not allowed to charge a fee in advance. He was allowed by the city to apply for a temporary rent increase under the Capital Improvements program, which the city granted. It is possible, to supply an indoor monitor to all units as in this case for the intercom, that the city would grant a temporary rent increase, but charging tenants in advance to install an indoor intercom monitor is not allowed.

**HANDICAPPED PARKING STALL**

You cannot charge a fee or payment from me in order to provide an accessible parking stall. However, this might fall under Capital Improvements; in that case you would need to apply to the City. You are also not allowed to charge in advance for the accommodation or modification if you view it as a Capital Improvement.

I again request that these housing services be provided today without further delay.

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**Today's inspection by city employee Alan Christensen - Property 1522 Hi Point St 90035**

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From: G Johnson (tainmount@sbcglobal.net)

To: vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@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.price@lacity.org; cd10@lacity.org; councilmember.park@lacity.org; councilmember.lee@lacity.org; councilmember.jurado@lacity.org; councilmember.mcosker@lacity.org; lahd.rso.central@lacity.org; lahd.reap@lacity.org; 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; fabian.gonzalez@lacity.org; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.martinez@lacity.org

Cc: rene.flores@lacity.org; phillip.munguia@lacity.org; alan.christensen@lacity.org

Bcc: hairylegs27@gmail.com

Date: Tuesday, March 17, 2026 at 12:14 AM PDT

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City Inspector Alan Christensen,

Thank you for inspecting on March 16, 2026 at about 10:00 am for the property 1522 Hi Point Street.

I memorialize the visit. This recount is meant to be indicative but not all inclusive.

I showed you the nonfunctional intercom in my unit Artolier, I showed you that there is no connection or interface in my unit for the outside accessible required feature Akuvox system (since 2023), I showed you the unused mailbox slot in the unit door, I mentioned that I do not have a key to the building front door lock as the owner changed the lock, I showed you the need for a wheelchair accessible peephole (my wheelchair was in sight) in my unit door, I asked that the owner be ordered to supply a peephole that I can see both ends of the hallway (due to disability and vision disability), I showed you trash that is on the property but is not in the dumpster, I showed you the parking security gate in a non-operating position, I mentioned my need for a tandem or accessible parking stall, on the grounds my doctors have certified my disability and requested such parking stall or accommodation.

Further, I am following up to request written confirmation of your findings and next steps: you witnessed the building's Akuvox exterior entry panel has no indoor interface/monitor provided to tenants, we tested the system together and found there is no intercom functionality for many units and especially mine, there is no accessible peephole/alternative to identify visitors at my unit door, and the property owner (parking 27 stalls: single stalls 1A,1B,2-12; tandem 13-19; vacant/unused 1A,4,6,10,13-15; stalls 17-18 each have one car) has not assigned me an

accessible parking stall near the rear accessible entry; the building received major renovations and new parking security gate in 2014–2017 and a new Akuvox door entry system in 2023 and the owner receives Section 8 assistance.

In response, the investigator Alan did take pictures and notes. He indicated that it was his personal opinion that I could use my personal property cell phone to access the Akuvox intercom function; I indicated that the building code does not authorize me to use my personal property for any reason, and that applicable building codes specifically require the Wifi type Akuvox have in each apartment unit an interface or indoor monitor capable of displaying voice and video. My cell phone is not for such use, is not an interface or indoor monitor owned by the property owner or owned by the city government. There is no mention in the applicable building codes that a tenant cell phone can satisfy the building code requirements.

It is a violation of my personal property to attempt to illegally steal my phone for purpose of the property owner and for purposes of violation of the city building code.

I also believe from the city website the city code enforcement inspectors have authority to investigate certain ADA violations at the property.

I believe it is an abuse of authority and abuse of discretion and abuse of federal tax dollars if ADA violations are not investigated by City code enforcement inspectors in a timely manner.

Please advise in writing whether the Housing Department will (a) open a code compliance investigation regarding the lack of an indoor monitor and accessibility issues, (b) issue correction notices to the owner, or (c) refer this matter to another city office (Housing, ADA coordinator, or other).

If enforcement is limited, please provide the appropriate contact or case number so I can follow up. I appreciate a written response.

Thank you,

Geary J. Johnson  
1522 Hi Point St 9  
Los Angeles. CA. 90035  
(Tenant since 2010)

Alan Christensen worked as a Housing Inspector for the city of Los Angeles, California and in 2020 had a reported pay of \$96,507.36-\$107,573.76 according to public records. (Source: Google AI).

Alan.Christensen@lacity.org

Note: Brian Vasquez is the resident manager at this location.

## More Responses to Hi Point 1522 LLC re Thomas Khammar Position.

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From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@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.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; lahd.rso.central@lacity.org; lahd.reap@lacity.org; 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; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontdesk@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; jeffrey.bull@lacity.org; councilmember.harris-dawson@lacity.org

Cc: david@powerpropertygrp.com; vasquezbrian79@gmail.com; lahd.achp@lacity.org

Bcc: hairylegs27@gmail.com

Date: Sunday, February 15, 2026 at 11:58 AM PST

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## LAHD ACHP Grievance case no. GR26-723069

To whom it may concern:

Here are two more Feb 14 responses to Thomas Khammar on his position that denies me two way communication intercom and denies me tandem two car parking. These faxes were sent to him on February 14, 2026. They are forwarded by email to resident manager Brian Vasquez.

For the council persons, I add: is this acceptable in your district? PARKING. I have a single car stall used by myself and roommate. The rent agreement says parking for what number of cars: 2. The rent agreement says parking is included in the rent, there is no provision in the rental agreement to charge for parking. The owner claims the parking for the tandem parking is \$150 per month, up from \$50 per month, but I am not aware of any tenant that is paying \$150 per month. If the owner switches me from one car stall to two car stall, he suffers no financial hardship because he will still have the single stall available for other tenants. There are two other tandem stalls where single car tenant can be switched with myself. My photographic evidence also shows that tandem stalls 13-16 are not being used. INTERCOM: You can see from the response by Thomas Khammar (and code enforcement Steven Harrison) that there is no mention of the legal requirement by owner to install in the unit a indoor monitor interface for the intercom Akuvox system. **The interface indoor monitor is**

**required by the Los Angeles Building Code.** There is also no requirement in the rent agreement that I have to incur a cost of use my cell phone to access the Akuvox system. My question to councilpersons: is this the type of landlord conduct and harassment that is allowed in your district?

How does the owner propose I can use the intercom system? How does the owner propose I can be assigned a tandem two car parking stall? How does the owner propose I can access a handicapped parking stall? How does the owner propose I can receive a wheelchair height door unit peephole? The owner of the property has not offered any effective alternative accommodations.

This is copied to the complaint with the accessibility department.

All rights reserved.

**Geary Juan Johnson**

Phone 323-807-3099

On Friday, February 13, 2026 at 01:15:19 AM PST, G Johnson <tainmount@sbcglobal.net> wrote:

"Mayor Karen Bass and city council members says Black tenants are not entitled to intercom services and tandem parking"

Emailed to **vasquezbrian79@gmail.com** who acts for **Hi Point 1522 LLC**.

***All rights reserved.***

**Geary Juan Johnson**

**1522 Hi Point St 9**

**Los Angeles. CA. 90035**

Phone 323-807-3099

C:

**vasquezbrian79@gmail.com**

Resident manager at this address



2026-2-14 Fax PPM.pdf

746.9 kB



2026-2-14 HFax No 2 to PPM.pdf  
49.9 kB

## New matter questions to Owner Hi Point 1522 LLC

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From: G Johnson (tainmount@sbcglobal.net)

To: marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; masiss.andriasian@lacity.org; oigcompl@lapd.online; steven.harrison@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.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; lahd.rso.central@lacity.org; lahd.reap@lacity.org; 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; fabian.gonzalez@lacity.org; thomas@powerpropertygrp.com; frontend@powerpropertygrp.com; brent@powerpropertygrp.com; nisi@powerpropertygrp.com; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; cynthia@powerpropertygrp.com; ramazanali.almasi@lacity.org; kevin.brown@lacity.org; benjamin@powerpropertygrp.com; maintenance@powerpropertygrp.com; luis@powerpropertygrp.com; jeffrey.bull@lacity.org; councilmember.harris-dawson@lacity.org

Cc: david@powerpropertygrp.com; vasquezbrian79@gmail.com

Bcc: hairylegs27@gmail.com

Date: Sunday, February 15, 2026 at 05:42 PM PST

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# The Akuvox R29 is the world's 1st facial recognition Android door phone

This SIP video door phone has a 7 inch touchscreen, that performs AI-powered offline facial recognition for entry. It is most often used in apartment buildings, office buildings and residential building complexes. Featuring 3 output relays, Wiegand and three input ports, a main camera with an auxiliary camera, 7 inch touch screen LCD, and a built in 13.56 MHz and 125 kHz.

<https://www.globalvisionsinc.com/akuvox/akuvox-video-door-phones/akuvox-r29/>

# Superior Door Phones

# Experience

Akuvox provides an exceptionally robust line of IP intercoms and video door phones, designed to deliver an outstanding resident and guest experience. Key features include facial recognition, RFID, NFC, Bluetooth, and more.  
(Source: Akuvox website)

## What is an IP intercom?

An IP (Internet Protocol) intercom is a modern, networked communication system that transmits audio and video data over LAN, WAN, or the internet, rather than traditional analog wiring. It acts as an IoT device for two-way communication, allowing users to verify visitors via video and remotely unlock doors via smartphones or computer interfaces. (Source Google AI.)

To whom it may concern:

I gathered the information above from the Internet. I have not gotten any written or verbal information from the owner whatsoever on the door entry intercom system called Akuvox, currently installed to the front of this 18 unit rent controlled, section 8 funded, building, and the owner has not told me how to access or use the system. I do not have a contract or agreement with the AKUVOX company.

### INTERCOM NEW MATTERS

The owner of this building supplies the clicker for the parking gate, the key for the mailbox, the key for the front door, and the key for the unit apartment one bedroom; any fee is absorbed into the rent paid and there's no separate fee for those housing services listed. There is also a door keypad at the back door and there's no extra charge or fee to use that manual code device. The previous Artolier intercom system— still in my unit— did not require a fee or dollar amount to use it.

The advertisement from internet above states that the IP system AKUVOX can be used by “allowing users to verify visitors via video and remotely unlock doors via smartphones or computer interfaces.” So says the internet, a user would need a smart phone or computer to use AJUVOX door entry intercom system, which means there would be the accompanying cell phone or Wi-Fi service. I talked to the company AKUVOX directly and they verified this. On a personal note my cell phone is my private property and I pay a monthly fee to use the cellular function; my Wi-Fi is also my personal property and I pay a monthly fee to use that, so the use of the cell phone and the Wi-Fi is associated with a cost, and it is not free. The owner of the property has neither supplied a cell phone, Wi-Fi, computer or unit interface to use the AKUVOX system. I believe the owner stated in one of his written communications recently, that the police have advised against using these smart phone or Wi-Fi to access Akuvox. I believe the unit intercom or indoor monitor is mandated by state or local building codes. Online videos to the public and city employees show the AKUVOX intercom function does not work.

So my question to the owner is: by what method or housing service am I supposed to be able to use the AKUVOX system being that you claim it works?

**TANDEM PARKING NEW MATTERS**

The owner of the property claimed around February 11, 2026, that there is a \$150 fee to be assigned to a tandem parking stall at this subject address. There is no authority in my rental agreement that I can be charged a fee for the parking. There are 18 one bedroom units and parking for 27 vehicles. My questions are:

1. On what date was the \$150 parking fee announced to all tenants in writing, which is 18 units?
2. How was the fee announced in writing?
3. Out of 18 units, how many of those units are paying \$150 to park on the property and on what date do/did those payments first start?

Emailed to **vasquezbrian79@gmail.com** who acts for **Hi Point 1522 LLC**.

***All rights reserved.***

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

**vasquezbrian79@gmail. com**  
Resident manager at this address

**A state and city building code require that the property owner Hi Point 1522 LLC install a indoor monitor in each unit. He has refused to do so. For him to try to make the tenants pay for the use of the intercom system is an action of fraud.**

Via facsimile, us mail, and email  
To Hi Point 1522 LLC

Mr. Thomas Khammar, agent for Hi Point 1522 LLC:

I have received your letter dated February 11, 2026 as it was posted to my apartment door. I'm glad you took advantage of a different way to deliver communication to me since you do not seem to have any expertise with the email or fax systems. Your letter is not acceptable as a resolution to the issues at hand, nor is it acceptable to the damages that have occurred. Since this is a city rent control building and since this building and owner receive government assistance, I feel it is prudent to send my response to those government agencies also.

You mentioned the letter from Dr. Christopher Thippavong and you claim it was sent to you for the first time on February 5, 2026. You claim "the letter is submitted in support of your request for a reasonable accommodation regarding the Intercom system in the building where you reside located at 1522 Hi Point St., and your parking space at the subject building. We further acknowledge receipt of materials for the same subject request sent concurrently with Dr. Tripp letter. As you know, we responded to the primary materials as part of the most recent lawsuit you bought concerning those same issues, which was instigated at or about the same time the prior material first submitted." Disability or reasonable accommodation was not a cause of action for the August filed lawsuit. You did not respond to my request for a handicapped parking stall. The four page letter faxed to you, in major part is not responded to by you. You claim your December court filing addresses these issues but you did not receive the four page letter until February 5 by fax so therefore much of the issues were not addressed in your court filing. **The February 5 fax therefore is new evidence not before the Court.**

My previous requests were entitled to confidentiality; you are in violation of my privacy rights by filing your response with the court if it indeed addresses my medical ailments.

Let me try to clear up your confusion here because it misrepresents the facts.

1. I agree that the Dr Thipp letter was sent to you Feb 5 even though dated prior. I did not have it in my possession in December 2025 as my ailments are still developing. Nevertheless, the last hearing in this matter was on January 6, 2026, therefore the letter that you received on February 5, 2026 represents new evidence that could not be presented at the January 6 hearing or before. As you know, the time for presenting evidence had already expired before January 6. You are admitting that your fax system works because these documents were sent to you by fax. You failed to mention the specificity of the disabled auto placard in the doctor diagnosis, also the wheelchair receipt and order. The August 11, 2025 letter from Wendy the therapist was never responded by you in a timely manner. My letter of February 5 via fax and support is essentially ignored by you. The April 12, 2023 letter from Dr. Tellez was not responded by you in a timely matter. That letter could not be included in the 2022 lawsuit because it represented new evidence.
2. The disability complaints were not the subject of my complaint in the case ending in 3297. Since they were not presented as evidence or in the complaint, they cannot be adjudicated on. You never served your documents on me, and I received them only by going to the court website. The fax indicate that your documents never reach me and they were never served on me properly. I don't really have responsibility to acknowledge them. Nevertheless, you chose to make that response a public document when such matters are entitled to confidentiality so you have violated my rights in regard. I acknowledge your filing with the court improper as much as it was because there's no allowance in small claims

court for such type documents or rebuttal, but I will acknowledge it at a future time. Just on the surface from your today letter, February 11, whatever you have to say in that letter court filed declaration is not acceptable as a resolution.

3. I know it may not be clear to you, but you cannot send documents to me under somebody else's name without me, knowing that you're going to use that person's name and address to send documents to me because otherwise those documents will be disregarded as junk or spam mail. Since I did not know that you were sending me documents by some type of document service, I did not receive any mail and the mail was discarded or refused because I did not know who it was from and I did contact you at the time asking was the certified mail coming from you from unknown address, but you did not respond to me. Nevertheless, your documents were never served on me and whatever service you were using that claims that they were sent by certified now has been verified from the Postal Service that those document were returned to your agent, therefore they never reached me. That it would be untruthful to say that you serve me with the documents which she did not. There's also no indication by you that you serve them by first class mail because you served them by certified mail so I didn't get the certified mail nor did I get the first class mail. You are not being truthful in your narrative. The USPS verified the certified mail was returned to you unopened. The USPS verified there were no documents from you or your agent served by first class mail. Your purpose was to engage in unlawful deception.

I address your second paragraph. You claim res judicata and collateral estoppel. You are incorrect. As addressed to the court by my documentation exhibits, res judicata does not apply when the defendant are not the same and it does not apply if the facts are not the same. Collateral estoppel is in the same category and that it does not apply because you have admitted that some of the documentation you were talking about occurred after the court jurisdiction had stopped in other words the letter from Dr. Thippavong was received after the court had already had its last hearing on the matter, therefore could not be presented. The Doctor Thippavong letter is new evidence.

You claim, "we responded to the prior materials as part of the most recent lawsuit, you bought concerning the same issues which was indicated at her about the same time the prior materials were first submitted." That is non sensical. The lawsuit was filed around August 2025. The letter from Dr. Tellez was dated 4/12/2023 so that date is no where near August 2025. My first request for reasonable accommodation occurred 11/2/2022 email to you and resulted in CRD case 202211-18872714. The CRD said they spoke with you. There was no response to that RA request. Before August 2025, how many emails and faxes did you receive from me as regards my disability?

The matter of the Intercom and the matter of the tandem parking is still a changing situation, depending on whether you're going to supply the indoor monitor or not, and whether there are tandem stalls available or not tandem stalls available. Tenants come and go and the availability of parking becomes "new evidence" to continue to file code violation complaints. You also are engaged in representing that this matter is about the current parking stall that we have, but it's about how to qualify for a tandem two car parking stall, which you have a number of them available that are not being used. You neither admit nor deny this. I am the best evidence of this because I live there while you do not. As indicated to the court, where there is continuing damages and contractual obligations such as a rental agreement, and in this case a month-to-month rental agreement, and where there is new evidence of violation of the law, res judicata does not apply. You claim "you previously lost two prior lawsuits concerning the same issues and thus the most recent case concern these issues would be barred by res judicata and collateral estoppel." But this is incorrect because at the last hearing, the judge said that she was going to hear the matter because there was new evidence which I had presented, therefore, she rejected your claim therefore, the court rejected your claim of res judicata and collateral.

THREE PREVIOUS CASES and the three victories in my favor

City government employees have also gotten this information wrong because they are biased against myself as a Black tenant with a disability. As I have said before: case 19STSC14394 judgment entered July 2, 2021. Parties are Johnson versus Power Property Management Inc. and Hi Point Apts LLC. In this case, the defendant counter sued me. The court ruled in favor of Hi Point 1522 Apts LLC and said they do not owe me any money. However, the court dismissed defendant Power Property Management without prejudice. This means I'm allowed to sue again Power Property Management and anyone they are privy to which in this case would be Hi Point 1522 LLC, and sue for the same facts. At the same time, Power Property Management counter sued me for money damages, presumably over the intercom and the tandem parking. The court ruled in my favor and said I do not owe them any money. That was a victory for me. **Two victories in my favor.** Thus the court essentially ruled that the current owner being privy to Power Property Management, cannot charge me for the Intercom system and cannot charge me for the tandem parking, as they are trying to do now. So the matter of being able to charge me or not charge me has already been adjudicated in my favor. I know that is something that the city officials do not want to hear, but that is what the record says.

The next case was case ending in 21STSC04574. This case was also against defendant Hi Point Apts LLC, same as case 4394, with a new set of facts. The court issued judgment in my favor. Ordered Feb 16, 2022. **A third victory for me.**

The third case ending in was against a different party, named Hi Point 1522 LLC. Case 21STSC04819. The judge claimed that this was the same party as case number 4394 but that was an incorrect statement because both cases are different parties.

RES JUDICATA IMO DOES NOT APPLY BECAUSE THE PARTIES ARE NOT THE SAME.

The judge did admit that the time frame was different and there was new evidence. The the judge dismissed the case and favored the defendants claiming res judicata to case 4394. that ruling was incorrect and not supported by law because you cannot claim res JUDICATA if the defendants are not the same as in this case. Also, in case 4394, Power Property Management AS defendant and proving to the current property owner was dismissed without prejudice, which was a win for me. If the court is claiming res judicata, then she would have to say and recognize that in case 4394 there was a victory in my favor in that I do not owe Power Property Management any money. So in my opinion, it was unclear what was the relationship between the 4819 case and the 4394 case in that there were two rulings in the 4394 case in my favor. I'm not sure, especially since the parties were different as to what the judge is claiming amounts to res Judicata. There cannot be res judicata if the parties are different and if the facts are different, as in both those cases. Ordered 6/30/22. This is essentially why they allow me to go into court again and again.

Response to Khammar third paragraph

The inspection by the city code enforcement department is biased and discriminatory against me as a black tenant with a disability. In addition, the code enforcement decision by Steven Harrison does not comply with the state and local building codes that require an intercom system and an interface or indoor monitor in each unit. **Subsequently a claim for damages has been filed against the city of Los Angeles. Hi Point 1522 LLC is named in that claim.**

Respond to Khammar fourth paragraph

Khammar claims that the intercom system is functioning. That is not true as proven by the verifiable video evidence that I have presented on a number of occasions to the owner and to

the city government and to the public. Khammar claims “your roommate is registered with and has been regularly using the Intercom from your unit. This evidence was also present to the court and conjunction with your most recent lawsuit and is in your possession.” Mr. Khammar seems to think, and I guess the city government agreed with him, that all Blacks look alike and all Blacks are also act alike and when he talks to one Black, he’s talking to all Blacks, but my roommate and myself are two separate people and two different people, and his actions are not intended to be my actions, and my actions are not intended to be his actions nevertheless, Mr. Khammar’s racial bias is noted in that regard. The Judge, stated very clearly that what you presented to the court was not considered to be evidence, but in your letter you claim, “This evidence was preferred at the most recent small claims trial and is in your possession. Again, the Judge said it was not evidence because it was not filed as evidence. Your filed documents did not comply with the courts motion practice either, and it appears that some of the documents may have been a violation of my confidential privacy rights, which would result in another cause of action against the owner. Mr. Khammar, who seems to be of less than average intelligence, seems not to understand that there are numerous functions on the AKUVOX system, and that since he has little experience in these things, doesn’t understand that the intercom function is separate from the door entry function. But he has alleged that my roommate did was actually use the door entry system which he does probably five days a week. There’s no evidence presented by Mr. Khammar that my roommate has used the intercom system function. It’s very clear if you can see the document. Mr. Khammar, who is a frequent liar, document shows the “action” as “call” ( intercom button I guess) the response as none.(—) and then the separate “door release” – “action” pin unlock – response “success”. There’s no indication here that anyone is using the intercom system and that is the statements here by Mr. Khammar that he can just lie, cheat and steal and just get away with it because of Mayor Karen Bass and city council members pattern and practice racial discrimination.

Khammar claims that what Dr. Thippenvong said “was specifically addressed at the trial for the most recent lawsuit.” I don’t believe that the unofficial transcript claims that what Dr. Thippenthong was addressed nevertheless that would be a confidential conversation that should’ve not ben filed with the court. Khammar has no grounds to even file anything with the court talking about a disability because I didn’t put that into my complaint. Khammar claims “you are in fact, assigned a parking space at the subject building“. Again, Khammar is engaged in lying, cheating and stealing in deception because the issue at hand is not whether we have a parking spot or not. The issue is how can we get a tandem parking install which is a two car stall which we did have at one time for four years, and Mr. Khammar would be aware of that because he was there some of that time as management company. Nevertheless, an owner cannot discriminate against a tenant by denying them the opportunity to get housing services that are clearly available as in this case. I have presented at least two letters from medical professionals requesting these specific tandem parking stall. I have every right to ask for assignment to a tandem parking stall and I have every right to ask that I’d be moved from a single stall to a two car stall. I have every right to do so and yet you constantly deny me, even though you have the written document from the previous owner that I am entitled to the tandem Parking stall upon paying the \$50 and being first come first serve. That is a condition as the current owner that you are supposed to be following. Nevertheless, I do as a part of my rent payment already paid for the parking and the intercom system to be repaired or whatever the parts are needed. The rental agreement with you does not provide for any cost that you can demand for parking. As such, you are breaching the rent agreement by claiming the \$150.

#### YOUR PARAGRAPH STARTING WITH NOT WITHSTANDING THE FACT

Mr. Khammar says, without any reference or evidence, “not withstanding the fact the courts on multiple occasions plus the LAHD have rejected that suggestion, we submit your request also amounts to an undue financial administrative burden, and especially when the Intercom works.” The problem here is that it is Mr. Khammar, who has said that the tenants should use

their cell phone and Wi-Fi. I'm not sure what he is talking about when he says the police, but the police have advised against using the cell phone and Wi-Fi and I have the flyer from the police department. So I'm not sure what Khammar is taking about because he's the one that says that tenants should use their own cell phone and Wi-Fi, which is an invasion of tenant privacy. I cannot understand why this would be an undue financial and administrative burden when the previous Intercom system that was there had an indoor monitor of sorts and we didn't have to pay extra \$\$\$ to use it. It was already included in the rent. So it seems if this is a so-called upgrade of the system then it should be on the same basis as the old system that we don't have to pay any extra money that that money for installation repair is already included in the rent. The owner receives about \$1800 from this unit every month and the owner is a millionaire so I don't see why this would be an undue financial administrative burden unless we can see a copy of their financial records. Mr. Khammar is required to install an indoor monitor in each unit by law, and the law does not say that the tenant have to bear the burden of that cost. He installed the Akuvox system on the outside of the building and he did not charge tenants any money nor did they say they would be in charge to tenants to use the system. I do not have in my unit at the indoor monitor that is required by law and Mr. Khammar is claiming he doesn't have the money. What a big big big liar. My rent money includes the Akuvox system and the parts to make it work.

Mr. Khammar states that the owner is agreeable to rent you an extra tandem parking space at the rate of \$150 per month. The city requires the 27 Park stalls at this building so I'm not sure what Mr. Khammar means by extra. What I mean by extra is that there are no extra stalls because this is assigned parking. Every tenant is entitled to a parking stall and at no extra charge. So Mr. Khammar would need to explain where does the \$150 come from being that I was previously told by **the rent agreement that parking is included in the rent** and there's no indication in the rent agreement that stall number eight is a single stall or a tandem stall and there's no indication in the rent agreement that the owner can charge a fee for parking. . I think that Mr. Khammar is without authority to charge \$150. Nevertheless, I do note That when Mr. Khammar appeared before the court, he said he was not sure about the 1\$50 so since he was not sure of the \$150 , then the court did not have jurisdiction and therefore at this point the \$150 if that's what Mr. Khammar is saying, becomes new evidence for a new lawsuit against the Owner Since the \$150 was not adjudicated by the court. Again, Mr. Khammar is lying when he says that providing the space for free presents an undue financial burden. How can it be an undue financial burden when he has 18 tenants in parking for 27 cars. He has extra stalls that are not being used so how is it a financial burden? If he switches me from my current free parking stall, to a free two car stall, how does that represent a Financial burden? He will still have an available parking stall. Which tenants by apartment number are currently paying the \$150 for parking?

I do know that other than rent increases, and court filings this is probably the only communication I've gotten from Mr. Khammar in reference to these matters over probably since 2014. I can note that due to past rulings of the court, which many courts on the state and federal level do not consider small claims actions to have res judicata status, the court has already ruled that the owner of the property cannot charge us any money for the tandem parking or the Intercom system. **I believe it is also local housing law or practice that the owner cannot charge us to use the Intercom system.**

I will be forwarding this response and your letter to the disability department of the city of Los Angeles.

**A state and city building code require that the property owner Mr. Khammar install a indoor monitor in each unit. He has refused to do so. For him to try to make the tenants pay for the use of the intercom system is an action of fraud.**

Fraud is exception to res judicata

Fraud, Deceit, and Misrepresentation

Fraud in a contract consists of the promisor giving apparent consent against his or her free will.

Furthermore, a “promise made without any intention of performing it constitutes fraud” *Union Flower Mkt. v. S. Cal. Flower Mkt.* (1938) 10 Cal. 2d 671, 676

- “[W]hen defendant has asserted the statute of limitation defense, the plaintiff has the burden of proof to show his or her claims are timely under the continuing violation doctrine.” (Jumaane, supra, 241 Cal.App.4th at p. 1402.)

- “Under the continuing violation doctrine, a plaintiff may recover for unlawful acts occurring outside the limitations period if they continued into that period. The continuing violation doctrine requires proof that (1) the defendant’s actions inside and outside the limitations period are sufficiently similar in kind; (2) those actions occurred with sufficient frequency; and (3) those actions have not acquired a degree of permanence.” (*Wassmann v. South Orange County Community College Dist.* (2018) 24 Cal.App.5th 825, 850-851 [234 Cal.Rptr.3d 712], internal citations omitted.)

Continuing obligations is exception to res judicata.

Further, I shall examine prior lawsuits because you’re not indicating which two prior lawsuits that you are speaking of.

“Yes, your honor. I was told that the cost was \$50 (for tandem parking). That's what I was told repeatedly in writing by the previous owner and my roommate is not, is not using the intercom system.” **Johnson From Jan 6 hearing.**

“I believe, and I can't be quoted on it. So I have to work with the ownership on this \$150 a month. This would be a separate, uh, agreement that he or his roommate would have to sign.” Khammar Jan. 6.

IMO, Legally speaking there is no such thing as a “separate” agreement. The rent agreement says that that is the only agreement.

As for the request for an accommodation, your legal responsibility if you decide to reject the request is to offer a reasonable alternative. Being that you have not offered a different effective accommodation, then you are liable for denying a reasonable accommodation. The matter continues.

My request to you for accommodation includes five documents from medical professionals and my four page request letter.

Since I have a rental agreement, this represents continuing obligations, and for housing services denied, it represents continuing damages. My continuing rent payments are for the parking and repairs and services and rent so my rent payments represent new evidence. The owner claimed that the last court hearing that he did not know if it was \$150 or not for the parking but now in his February 11 letter he is saying that the parking is \$150. That represents new evidence which was not bought before the court by January 6, 2026, therefore that evidence entitles me to file a new lawsuit against the owner.

All rights reserved to revise or modify this response.

/s/ Geary J. Johnson

1522 Hi Point St 9  
Los Angeles. CA. 90035



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

## Response to Property Owner letter of March 6 (Via Facsimile also)

1 message

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

Mon, Mar 9, 2026 at 7:27 PM

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

### Response to Property Owner letter of March 6. Subject Supplemental Clarification Regarding Parking Stall Assignment and Lease Limitation

#### You have confused the apt door key with the building key

"In the meantime, the owner changed the locks on the front door of the building but has not given key copies to the Blacks who complained, endangering the health and safety of Black tenants. This also endangers the safety, health, and welfare of tenants: the Black has trouble driving with the sign on the window and that endangers his safety and others since he is obstructed from looking out the window. In fact, because of the obstruction, he could actually hit some of the other tenants." Thursday, February 26, 2026 at 09:47 AM PST. Received by Resident Manager Brian Vasquez via email, Power Property employee.

I checked the building front door lock just now and the key is still unusable.

#### Dear Power Property Management at 8885 Venice Blvd Suite 205 Los Angeles 90034.

I am responding to the letter of March 9, 2026 from Thomas Khammar (attached). The letter is not acceptable as a resolution to the issues at hand.

You mentioned that you were responding to my recent request, but you do not specify which communications by date that you are referring to.

##### 1. "Request for Additional Parking

Regarding your request for extra parking at the premises, please be advised that this matter has been thoroughly litigated. Four separate court cases of your choosing have already ruled that you are not entitled to additional parking.

- Legal Precedent: In the second case, the court explicitly ruled that res judicata applies (as noted in the docket), and two subsequent cases reached the same conclusion in our favor.
- Documentation: Attached for your records are all four case dockets, including the most recent ruling which incorporates the findings of the previous cases by reference.
- Prior Offers: Notwithstanding these rulings, we have previously offered to rent you a tandem stall, an offer you declined. Providing a free tandem spot constitutes an undue financial burden on the owner, as detailed in our prior correspondence."

#### MY RESPONSE ON THE REQUESTED HANDICAPPED PARKING STALL

Add regards to court matters, and as I have stated to you previously in writing, contrary to your reconstruction of matters, there are three court rulings in my favor. Without looking at that ruling and admitting them, there is no validity to your statements and your position is FALSE.

You stated that the two subsequent cases were in your favor, but they were not in your favor as I have pointed out in writing. A court that dismisses a case "without prejudice" means that the merits of the case have not been ruled on. One of the cases that you mentioned was against a different defendant so that does not become Res Judicata either. I nevertheless, and the last case which name and number you don't provide, the court ruled that she was considering new evidence. So that means even according to you that you will consider new evidence and the new evidence in this case is that I continued to be damaged, that I continue to pay my rent on a monthly basis, and that there's an issue of continuing performance and continuing damages. The intercom is non-operational and some units are not even listed. The prior court cases don't apply.

You cannot use the small claims cases as legal precedent, because there is no indication of what evidence the court considered in making its rulings. There is no written transcript of the hearings that you speak of. I believe the court does keep an audio record of those hearings, but nevertheless, it's true from the last hearing that the judge never stated for the written record what evidence specifically she might be considering for her ruling. Res Judicata does not apply.

Khammar failed to mention that he countersued me—a lawsuit of his choice—and the court denied his request for damages. Perhaps that is a Judgment in my favor that prohibits Khammar from now claiming the \$150.00 for parking.

As far as your statement, that you have previously offered to rent me a tandem stall, an offer I decline, that is FALSE. The rent check you endorse every month proves my desire and payment for the tandem parking, ENDORSED BY YOU. The previous arrangement by the previous owner which you have decided not to respect was that I could be assigned a tandem parking stall number 14 (currently unoccupied) if I was first come first served and paid \$50 additional. However, as you know, I'm already paying for the parking through my rent agreement with no extra charge. Since that time which was probably two or three years ago, I continue to ask for a tandem parking stall on the basis that I am already paying for the parking. Certainly you don't disagree that I'm already paying for the parking as part of the rent.

In order for your state, with any validity and not based on bias or retaliation, you would have to prove that there is some tenants in the building that are paying \$150 for parking because otherwise it's retaliatory against me and meant to single me out. As I've said numerous times before, please provide evidence of any tenant who is paying \$150 to park in a tandem parking stall. Your ads on the internet state that parking is included in the rent. No charge is mentioned.

Single car stalls are stalls 1A, 1B, 2,3,4,5,6,7,8,9, 10, 11, 12. Tandem two car stalls are 13, 14, 15, 16, 17, 18, 19. Does Khammar disagree? 18 tenants, 20 total stalls but parking for 27 cars. Always looks like two extra stalls but 27-18 =9 single stalls. Einstein could figure this out.

I have provided a video and photographic evidence to you numerous times that there is a available parking stalls, and a lot at this location. But you who do not even live here and keep refusing that. When you went to court, I told the judge that there was additional parking stalls, at least five stalls. In the meantime, you claim to the court that there was one tandem stall available. Prior to that you told the court that I was already receiving a tandem parking stall. So now we can't really depend on what you're saying because I believe in one of your last letters you said that you're willing to provide you with the tandem parking stall. The problem here is that you have to prove that it would be a financial hardship for you to switch me to another stall. If you change the numbering of the stalls as I suggest, there is no financial hardship. In addition, you haven't provided any proof that anyone at this property has ever paid \$150 for the parking, you have not established that you've told anyone to pay the \$150 other than me, and you have not established that you wrote anybody else on the property telling them to park it would be \$150. At this point, \$150 is retaliatory and harassment.

Nevertheless, you cannot claim financial hardship because you have 18 units here and you have parking for 28 cars. There is almost always extra stalls available and even now they're extra stalls available because some tenants do not have a car. I imagine you're gonna claim that for tenants that don't have a car they have to pay \$150 also. This is assigned parking but it's not covered parking so I don't know how you can justify \$150 when that's what buildings are charging that are newer and also have covered underground parking.

Unfortunately, on this issue, your letter of March 9 has addressed the accessibility obligations of you as owner and does not respond to my need for the handicap parking stall. You have also not provided an effective alternative accommodation as regards the handicap parking stall or the Akuvox door entry system.

#### “Parking Stall Reassignment

- Upon reviewing the premises, you are currently assigned to the parking stall closest to your unit (and per your lease). No further reassignment is available at this time.
- If you would like to LEASE an additional TANDEM space, this is separate from your current lease, and we are willing to lease it to you under a separate agreement for \$150.00 per month. This can only be done AFTER you sign a garage/parking/storage agreement separate from your lease.”

#### MY RESPONSE ON THE REQUESTED HANDICAPPED PARKING STALL

I am not quite sure what you mean by no further reassignment is available at this time. That is because I have photographed numerous parking spaces that remain vacant over the last couple of months. I even talked to one of the newer tenants who said that his stall was vacant because he doesn't have a car and I believe they're at least three or four other tenants who do not have a car. I know that the tenant in unit number five (stall 4) does not have a car. So when you say reassignment is not available, you are not making a true statement. In fact, it is a false representation of the facts. And I believe therefore it is also retaliatory and harassment because I have complained. In order for you to prevail that issue, you would have to provide

a chart showing who is assigned to which parking stall and you also have to indicate who on this property is paying \$150 for tandem parking.

Stall seven is vacant, and stall number 13 —a tandem stall —is vacant and the tenant told me that they do not have a car. So in that instance, a reassignment could occur unless that tenant is paying \$150 for parking, which he said he is not.

As I said before, there's no provision in my rent agreement for you to be able to enter into a separate agreement for the parking or the parking fee. But I have requested a copy of proposed agreement so I can show it to a lawyer, but you have not provided it to me. In the meantime, on this issue, your obligation is to provide an effective alternative accommodation and since you have not done so, therefore you have denied the reasonable accommodation requested as regards parking.

You have been provided medical documentation, judicial accommodation recognition, DMV placard, prior four year assignment to a tandem parking stall where there's no there was no fee that was mentioned, the building receives section 8 funding, there's no accessible spaces on site, your surcharge demand is retaliatory and not allowed under accessibility laws, two tenants are sharing the stall that we are currently parked in, and by your own conduct secured, on-site parking is a necessity.

Your letter is contradictory because you state there is no further reassignment available at this time. But in the next sentence you provide that you would be able to provide a tandem department stall if I paid \$150 per month so that is contradictory. Why would I pay \$150 per month if you don't have any stalls available? You have been given numerous opportunities to state who is paying \$150 per month for parking and you have been given numerous opportunities to state when was that announced to any tenants in the building as to the charge for parking. Besides retaliation and harassment, you are engaged in fraud and accepting government assistance for fraudulent purposes.

Your letter admits that the wheelchair accessible peephole, as well as the indication of wheelchair necessity, is a new accommodation request, and such by your own admission, was not subject to the court proceedings that occurred. I don't really think I need to provide a medical documentation at this point because I've done enough of that and there's already a peephole in the door —not an accessible one—and there's also a slot for mail which could be used to provide the peephole so I won't be paying for any of those type of modifications. Nonetheless, without waiver, I will seek documentation from my doctor. If you have proof I have a wheelchair, that should be enough justification for the accessible height peephole that I requested.

I remind you that the peephole requested has to enable me to see up and down the hallway to the front and rear doors—due to my vision disability, in part. I realize that many of the other units received such peephole —not height but able to see hallway front and rear doors- in 2014 - 2016.

You state that I am assigned to a parking stall that is closest to my door. I'm not sure how you could arrive at that conclusion because my door is not on the same side as the parking lot. Nevertheless, the requirement here is that you provide accessible parking that is closest to the accessible doorway. The front of the building has eight steps to navigate, and it is not accessible for a person with a wheelchair or walker. Therefore, the most accessible location would be one of the tandem parking stalls that would be nearest the rear door where there is only one step to navigate. The rear step is my request, although neither the front nor the rear of the building is accessible under the building code accessibility standards. As you know you did major renovations to this building in 2014 to 2016 and you also installed a new door entry system in the year 2023.

Finally, you are confused about the lock to the door that is the lock to the front of the building is the lock that is not working, not the lock to my apartment door. Sorry for the confusion, but that was clearly stated at my previous email to you. And the current resident Manager should have checked the lock because I'm sure other tenants have reported it.

Further, you stated that as regards parking "no further reassignment is available about this time. " as I stated, if you were to address the configuration of the stalls, which you have not then you could address both my disability access needs, and also the shared nature of the tendency. In other words, you could switch a person who is parked in one car in a tandem stall, which there is at least three tenants who are parked with one car and have a two car stall, and you could just switch myself and my roommate with that person(s). That is something you could do right away and is extremely feasible.

I remain willing to engage in the interactive process in good faith and request written clarification within five calendar days.

## **This is a city rent controlled building that receives section 8 funding.**

Your letter does not address the vandalism that your company did to my car because I parked in a stall that was vacant or not being used. My car window needs to be cleaned of the permanent adhesive that you placed on it. I cannot even lower my window properly. I consider that retaliation and harassment since the stall I parked in was not assigned to anyone.

Because you have parking for 28 cars and only 18 tenants, you cannot claim financial hardship.

Please provide the application for the tandem parking so I can share it with other tenants and make sure to put down the fee.

Is lease modification, reasonable? Yes.

Has reassignment of parking happened before? Yes, I was assigned to tandem parking 2010-2014.

Are others paying \$150? No.

Does the owner conduct prove that parking is a necessity? Yes.

All rights reserved to modify or revise the content of this letter.

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

Attach fax of March 3, 2026

Attach Khammar letter of March 9, 2026

Reference Council Agenda item G. Juan Johnson. Date Submitted: 03/04/2026 11:44 AM Council File No: 24-1454-S1.