

Communication from Public

Name: Geary J Johnson
Date Submitted: 01/31/2026 09:25 PM
Council File No: 26-0090
Comments for Public Posting: Motion (Raman – Blumenfield) relative to identifying and aligning unique identifiers between the City and outside agencies to track City-funded homeless service programs. This matter is OPPOSED because (attached) 1. Proof of service Power Property Management (“PPMG”). This document was not delivered to me. The USPS shows that the mail was returned to the sender at 90015. My ZIP Code is 90035. The usps number was 9414811898765432648 9 47. The document was mailed from an address that was not on file with the court. Therefore the document did not reach me. PPMG told the Judge the document was received by me which it was not. 2. Government corruption, and abuse of tax dollars.3. Unofficial transcript January 6, 2026. Case 25STSC03297. 4. What Mayor Karen Bass represents. Yelp reviews of Power Property Management Inc. 5. January 28, 2026 claim for damages against city government of Los Angeles redacted. 6. Attachment to claim for damages. 7. Minute order Court case 25STSC03297. The judge was quoted as saying the defendant must submit to the court the denial letter that was given to the plaintiff. Judge later said on the record that she never made that statement. 8. USPS tracking showing package returned to ZIP Code 90015. My ZIP Code is 90035 so therefore it was not delivered to me.9. RSO complaint against Hi Point 1522 LLC. Illegal rent increase and reduction of services. January 7, 2026. 10. WordPress blog page. Revealed inside district 10 staff Heather Hutt Los Angeles abuse of federal funds. Three pages. 11. Code violation complaint 973203 with receipt and attachment. Total six pages. 12. affordablehousing.com advertisement showing rentals at 1522 Hi Point St. and zero charge for parking. Remember that Thomas Khammar recently said that parking here is \$150 per month. The ad also says that utilities are included in the rent and also no accessibility features listed; note an Intercom system two way communication is an accessibility feature by law.13. References and links. Total four pages. 14. Hi Point 1522 LLC c/oPower Property Management employee contact list. 15. Fax dated January 12, 2026 to Hi Point 1522 LLC. The city government Mayor Karen Bass and code violation inspector Steven Harrison claim my non-working Artolier intercom was upgraded to the non-working Akuvox intercom function. So if the Artolier was upgraded, why is it still in my apartment? I've been

telling code enforcement department this fact since 2023 ; did they not understand English?

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address)

FOR COURT USE ONLY

— Benjamin Renkainen, Field Inspector
 Power Property Management, Inc.
 8885 Venice Blvd, Suit 205
 Los Angeles, CA 90034
 Phone: 310-593-3955
 Email: benjamin@powerpropertygrp.com

Electronically FILED by
 Superior Court of California,
 County of Los Angeles
 12/31/2025 3:22 PM
 David W. Slayton,
 Executive Officer/Clerk of Court,
 By R. Lopez, Deputy Clerk

LOS ANGELES COUNTY SUPERIOR COURT

STREET ADDRESS: 111 N. HILL STREET

MAILING ADDRESS:

CITY AND ZIP CODE: LOS ANGELES, CA 90012

BRANCH NAME:

PLAINTIFF/PETITIONER: HGeary J. Johnson

DEFENDANT/RESPONDENT: Hi Point 1522, LLC

CASE NUMBER: 25STSC03297

*(Do not use this Proof of Service to show service of a Summons and Complaint.)*1. I am over 18 years of age and **not a party to this action**. I am a resident of or employed in the county where the mailing took place.

2. My residence or business address is

Nationwide Legal, LLC
 1609 James M Wood Blvd. Los Angeles, CA 90015

3. On (date): **12/18/2025**I mailed from (city and state): **Los Angeles, CA**

the following documents (specify):

Declaration of Ben Renkainen

The documents are listed in the *Attachment to Proof of Service by First-Class Mail--Civil (Documents Served)* (form POS-030(D)).

4. I served the documents by enclosing them in an envelope and (check one):

a. **depositing** the sealed envelope in the United States Postal Service with the postage fully prepaid.
 b. **placing** the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

4. The envelope was addressed and mailed as follows:

a. **Name** of person served: **Geary J. Johnson**
 b. **Address** of person served: **1522 Hi Point Street, Apt. 9**
Los Angeles, CA 90035

The name and address of each person to whom I mailed the documents is listed in the *Attachment to Proof of Service by First-Class Mail--Civil (Persons Served)* (POS-030(P)).

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: **12/18/2025**

County: Registration:

Nationwide Legal, LLC
 1609 James M Wood Blvd.
 Los Angeles, CA 90015
 (213) 249-9999
www.nationwideasap.com

Janelle Sanchez

(TYPE OR PRINT NAME OF PERSON WHO SERVED THE PAPERS)

Janelle Sanchez

(SIGNATURE OF PERSON WHO SERVED THE PAPERS)

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Your item has been delivered to an agent. The item was picked up at USPS at 7:35 am on December 29, 2025 in LOS ANGELES, CA 90015.

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Delivered to Agent

Delivered to Agent, Picked up at USPS

LOS ANGELES, CA 90015

December 29, 2025, 7:35 am

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Government corruption and abuse of tax dollars. Jan 31, 2026.

Reference city clerk agenda item 25-1200 – S 61. “CFP” dated 1-21-2026 communication from public. One of the documents in the CFP attachment is a court filed document December 22, 2025 of a Power Property Management document dated 12 – 18-2025 from Power Property Management employee Benjamin Renkainen . The document presented by Power Property Management shows that the Intercom system function does not work.

Attached to the 12-18- 2025 document is a presumably record of B. Wilson, tenant, showing that he used the “door release pin, unlock function” to the AKUVOX. There’s no indication of the dates, but it shows that he used the system 20 times. The only indication is that he used it for door entry by using a pin code. The record shows that the response from the system was “success”, and the door was released in order for it to open.

The door entry function and the Intercom function are two different functions of the system called AKUVOX. From the same record that the owner of the property has presented, there are seven times where the log type is shown as “call”, which is presumably the call or Intercom function. The record shows presented by the owner that the call system was attempted to be used seven times and the response was “none” for each time. This is proof —presented by the owner of the property —that the Intercom function does not work.

Why does the city Los Angeles code enforcement employees —Three Stooges and the SevenDwarfs— not able to understand that the intercom system is not working? This is government corruption and abuse of federal tax dollars.

Hi Point Apartments at 1522 Hi Point Street Los Angeles, California. 90035. A rent controlled building.

**Note: This is an unofficial transcript based on
eyewitnesses, notes, and the court own audio of the
hearing.**

Geary J. Johnson vs Hi Point 1522 LLC

Superior Court Small Claims Case 25STSC03297

Los Angeles, CA. 90012

[Plaintiff Geary Johnson] (0:00 - 0:17)

Today is, uh, let's see, January 6th, 2026, a Tuesday, and I don't know if this is, if anybody can hear me, but I am in the website for the court hearing.

[Commissioner Emma Castro] (0:20 - 1:02)

So I can see you, but my camera isn't, oh yeah, there it is, over to the second screen. All right, so we're going to start with our ongoing trial, which is, um, number 24 on the court's calendar ending in 3297 Geary Johnson versus Hi Point 1522 LLC. Come forward please.

Good morning, good afternoon. I'm still in morning session. All right, um, so Mr. Johnson, if you'll kindly state your first name and your last name.

[Plaintiff Geary Johnson] (1:03 - 1:09)

My first name is Geary, it's spelled G-E-A-R-Y, and last name is Johnson.

[Commissioner Emma Castro] (1:11 - 4:11)

Thank you, and for Hi Point, may I have your first and last name? All right, so on October 30th, we began this trial and I heard testimony from Mr. Johnson on his, um, arguments for breach of rental agreements, neglect, nuisance, fraud, false and deceptive practices, and then he gave me some details regarding his allegations. And then I heard from Hi Point, uh, briefly, because Hi Point alleged that there had been two previous claims that had been filed with the same allegations in the past.

The court did take, and is taking, judicial notice of both of those claims. Case numbers 21STSC04819 and 21STSC, excuse me, 19STSC14394. Um, however, I think some of the, uh, allegations made by Mr. Johnson are new to this claim, so I am going to allow him to finish whatever he neglected to tell me, uh, on October 30th regarding his claim, and then I'll hear from you. And the court is going to consider your, um, argument that this claim should be dismissed based on the legal, uh, principle of res judicata, and the court will consider that. Um, but at this point, I'm going to complete the trial and then, um, make some decisions on the evidence that is, uh, presented to the court today. So there is a legal doctrine, and I'm sure you're both aware of it, um, by its Latin name, res judicata, R-E-S, first word, second word, J-U-T, J-U-D-I-C-A-T-A.

Uh, but we're not going to go into that. It's just something that you had raised at the prior hearing, Mr. Khammar, perhaps not using the words res judicata, but indicating that there had been two previous claims that had been adjudicated and ruled on. Um, and the court does have those judgments available.

The court takes judicial notice of the electronic claim files in their entirety on both of those claims. So, Mr. Johnson, at this point, why don't we finish up with your, um, presentation of sworn testimony regarding your, uh, allegation on damages against the defendant. So keep in mind, yeah, keep in mind, Mr. Johnson, that I already spent at least 30 minutes at the last court hearing on October 30th when you did testify, but I will give you an opportunity to kind of wrap it up, so to speak.

[Plaintiff Geary Johnson] (4:12 - 6:16)

Okay, Your Honor, I appreciate that. And I do appear, uh, today, uh, I do appear today, I do appear here today in support of my position and also the, uh, exhibits that were lodged with the court. There's, uh, three different sets of exhibits and I hope the, uh, judge, uh, court was able to review those exhibits, um, just to bring the court up to date, so to speak.

The city government, and I think it's important, that the city government has cited the owner of the property in terms of the intercom systems, which is two different systems, one in the unit called Artolier and one outside the building called Acuvox, A-K-U-V-O-X, Acuvox. The city government, uh, has cited them, uh, twice, uh, to have the intercom system repaired or replaced, so I think that does validate my claim about the intercom system. And, uh, as I said, those are in, uh, the exhibits, uh, set number three and set number two, but particularly set number three, there is a copy of the, uh, notice to comply by the city government.

And as of today's date, the intercom system has not been repaired or replaced, although the owner, uh, under, uh, Thomas Kamar, the management company, has been in the unit at least six times since the last hearing, and none of the repairs have been made to the intercom systems. And as I say, there is two different systems. And that's basically all I have to say, your honor.

I mean, I think I've said enough, adequate enough, in terms of the, uh, parking and in terms of the intercom with the parking system. Mr. Kamar testified at a previous hearing that, uh, I am entitled to the tandem, which is the two-car parking, and, uh, yet the, uh, the parking has not been made available to me. But that's, that's my conclusion, your honor.

[Commissioner Emma Castro] (6:17 - 6:29)

All right, very well. And Mr. Kamar, I do have notes here regarding the tandem that plaintiff, uh, wants a tandem space, as my note says, space number eight. Why don't you elaborate a little more on that?

[Defendant Hi Point 1522 LLC thru Khammar] (6:29 - 6:34)

So, thank you, your honor. First of all, I just want to make sure that you received our brief.

[Commissioner Emma Castro] (6:35 - 6:41)

Did you file it through the digital evidence or did you file it, um, electronically?

[Thomas Khammar HP] (6:41 - 6:50)

We filed it electronically, as well as, uh, per your request prior. And we also certified, mailed it to Mr. Johnson.

[Commissioner Emma Castro] (6:50 - 6:53)

All right, Madam Clerk, see that it's in the electronic claim file.

[Defendant Hi Point 1522 LLC thru Khammar] (6:53 - 6:54)
I have a courtesy copy, if you'd like.

[Commissioner Emma Castro] (6:54 - 8:12)
Yeah, because it's only plaintiff's, uh, plaintiff's evidence in the electronic, uh, evidence. You mean in the digital evidence? The digital evidence.

In the case file, yours. In the claim file. Right.

All right. So, your honor. Give me just one sec.

Okay, let me, I have to put in the, um, password. Is it, uh, filed December 22nd? File stamped.

Yeah, it's in the claim file. Not in digital evidence, but in the claim file. That's where it should be.

Digital evidence is just for digital evidence. I keep telling people that, but they keep putting other things into the digital evidence upload. All right.

You may begin.

[Defendant Hi Point 1522 LLC thru Khammar] (8:13 - 10:33)
All right. So, uh, wrote down four things that he mentioned. I did not testify that he's entitled to a tandem parking spot.

I testified that he is in space eight, which is the space that his lease is in. Um, I am willing to lease out a tandem spot to him because as of about a few days after, I think before the hearing, we found out that we have one tandem space that we can lease out. It is going to come at a cost.

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.

And it would be separate from this, uh, rent control unit. Okay. Part of the documents that we filed.

So there's a random every year city inspection that happens on the building. Um, and so this, this building went through city inspection was all units. It was not geared just towards Gary Johnson, uh, or this unit.

And Mr. Johnson brought up the issue of the intercom and they wrote it down for the, for us to address it. And in this brief, and I, I brought him here with us as well as Benjamin Rankin, our field inspector for power property management. He's the one who dealt with the city inspectors.

Um, we also, we have a copy of the notice to comply, et cetera. We have copies of all the receipts, but the biggest thing that we have is an email from the city inspector himself testifying that the intercom is working and that he does. He, uh, I guess just find the email real quick so I can read exactly what it is.

There it is. Uh, "code enforcement has reviewed and accepted your response and repair effort for the updated intercom system provided for the residents through our re-inspection activities. There will be no further code enforcement oversight of the intercom issue."

"It has been cleared from the sub inspection. With that said, there will be no requirement to notice the tenant for access at unit nine for the scheduled re-inspection on 1-6-2026 at 1:30 pm, which ironically is going on right now.

[Commissioner Emma Castro] (10:34 - 10:36)

All right. So, um, that email, is that in evidence?

[Defendant Hi Point 1522 LLC thru Khammar] (10:37 - 10:41)

It is part of, it is labeled exhibit C one moment.

[Commissioner Emma Castro] (11:08 - 11:09)

I have it. All right.

[Defendant Hi Point 1522 LLC thru Khammar] (11:09 - 13:01)

Uh, exhibit a, and I apologize. So that's fine. So exhibit a and B for your request from the hearing was you wanted proof that his roommate is using the intercom.

There's your proof. Your honor. Uh, it's, it's an exhibit B.

It shows his name's email address. He's using it actively using it. And therefore this unit has an intercom and has always had an intercom.

So this is just, you know, I don't need to keep bringing it up, but this is just another frivolous lawsuit. And this is part of why we're not as willing to work with him and give him a tandem spot because it just keeps on going. You know, he just keeps on filing.

He just keeps filing these cases, just different names that he finds somewhere on the internet. And, you know, to add to this, your honor, he has a website where he calls power property management, myself, the owners by name gives calls us racist. Um, just, just awful.

He has a sticker, a bumper, a huge magnet on the side of his car where he calls us racist and all these things. We've had fair housing complaints because of him, which is great. They clear us.

We've been cleared of all. So, I mean, it's just one of those things. I don't know when is this going to stop?

That's just really what it is. And it's the same complex parking intercom and parking intercom. There was a third one.

I don't want to call him that, but it's the same complaint that he always has. He's got his parking based on his lease intercom works. He's the only person in our entire company that has brought this issue up that he doesn't want to use his cell phone.

I mean, it's the same as what, you know, it's, it's 2025. It's not like you're paying for the service.

[Commissioner Emma Castro] (13:02 - 13:03)

How many units are in your building?

[Defendant Hi Point 1522 LLC thru Khammar] (13:04 - 13:10)

Um, 18 or 19. I could be wrong. Hold on.

I can double check 18, 18 units.

[Commissioner Emma Castro] (13:11 - 13:14)
And he's been, um, a tenant for a long time, correct?

[Defendant Hi Point 1522 LLC thru Khammar] (13:14 - 13:15)
Myself?

[Commissioner Emma Castro] (13:15 - 13:16)
No, Mr. Johnson.

[Defendant Hi Point 1522 LLC thru Khammar] (13:17 - 13:25)
I didn't say a long time, but I, I, I think Mr. Johnson knows better. I could be wrong, but that's a long time.

[Commissioner Emma Castro] (13:25 - 13:34)
Okay. Okay. All right.

Um, thank you, Mr. Uh, Johnson, two to five minutes. Any rebuttal?

[Plaintiff Geary Johnson] (13:34 - 15:19)
Uh, yes. Thank your honor. Uh, Mr. Kamara claims that he sent documents to me through the mail. I have not received any documents or any exhibits or any copies of anything that he claims to have filed with the court and anything that he's claiming today that he is quoting from. I have not received any of those things. Um, the, uh, owner has been in the property six times in the unit.

And during that time period, there was no indication. In fact, they were just here. The management company was just here yesterday.

They didn't give me a copy of any documents that would have referenced this court hearing. Um, I've received no communication from Mr. Khammar on the tandem parking. He's, I think he's claiming to the court that he's willing to do this, willing to do that for \$150, but he has not communicated that to me.

Maybe that could have avoided this court proceeding if he had done so, but there's been no communication. Um, let's see. Yes.

And there's been no emails that, uh, he says the city sent him an email and reference to them not coming out today to make further inspection. I have not received any communication whatsoever from the code enforcement department. So I, uh, talked to the owner, excuse me, talked to the owner who was here yesterday and they were inspecting the intercom and they were aware of the communication from the city and they never said to me that the city is not coming to inspect.

Um, Khammar says that the tandem parking would be \$150. He has not made that known to me, but that would be an outrageous amount of money to pay being that we already received parking for one stall and that parking is included in the rent. There's no justification for \$150 and I don't have any evidence.

[Commissioner Emma Castro] (15:19 - 15:39)
That's only if you wanted a tandem parking space. You have your parking space. Don't interrupt please.

I didn't interrupt you. You have your singular parking space as part of your rental agreement. So no one is telling you, you have to take a tandem parking space, but if you want one, it's at a cost of approximately \$150.

[Plaintiff Geary Johnson] (15:40 - 15:53)

Yes, your honor. I was told that the cost was \$50. That's what I was told repeatedly in writing by the previous owner and my roommate is not, is not using the intercom system.

I'm a witness to that. He does not use the intercom system.

[Commissioner Emma Castro] (15:55 - 18:04)

All right. Thank you. I do have a proof of service that you were sent the declaration of Ben Rannikin directed by the court and as part of a small, as part of a continuing small claims court trial, which includes the email that was read into the record by Thomas first name.

I'm sorry. Last name. Khammar.

Khammar. All right. And it, the proof of service was sent out to you on December 18th, 2025.

It was mailed to you at your home address, 1522 Hi Point street apartment nine to your name, area code, zip code, excuse me, 90035. It was filed with the court on December 31st. So a proof of service is attached to the documents that I received today.

So I don't know if you're having problems with your mail. If you are, you need to contact the post office. This is not a document in evidence, so it would not be uploaded into the digital evidence platform.

This is a document that has been filed with the court. It's in your electronic claim file under your name. It's a public record.

As far as these claims are concerned, they are public records. So I assume that you are looking to see if there are any additional documents, but nevertheless, I have a, a professional proof of service document as part of this trial brief that shows that you were mailed the documents at the address the court has stated on December 18th. So otherwise the court is going to take this matter under submission.

The court will issue its decision in approximately five to 10 days. This is going to take a little longer than I usually take because you have many documents, and that is not a negative comment, but there are many documents for the court to review in Mr. Johnson's digital evidence upload. Yes.

[Defendant Hi Point 1522 LLC thru Khammar] (18:04 - 18:22)

I just want to put for the record, as he does with every case, if he doesn't get the result that he wants, he files a complaint. And I, not to change anything, but I believe he also filed a complaint to the superior court judge against you for the past two years. Well, I received a copy of that.

[Commissioner Emma Castro] (18:23 - 18:25)

A party can file whatever they want.

[Defendant Hi Point 1522 LLC thru Khammar] (18:26 - 18:26)

Okay.

[Commissioner Emma Castro] (18:26 - 18:50)

All right. The court does not take that personally. All right.

So folks, thank you for appearing timely and wait for the court's decision. As I've indicated, it may take up to 10 days because of the amount of documents the court has to review. All right.

Have a good rest of the day. Thank you, Mr. Johnson. You may log off now. Happy New Year.

[Plaintiff Geary Johnson] (18:50 - 22:45)

Thank you, Your Honor. You too. Thank you.

[Judge Emma Castro]

You're welcome.

KHAMMAR SHOWS HATRED FOR BLACK TENANTS WHO COMPLAIN

So this is just, you know, I don't need to keep bringing it up, but this is just another frivolous lawsuit. And this is part of why we're not as willing to work with him and give him a tandem spot because it just keeps on going. You know, he just keeps on filing.

He just keeps filing these cases, just different names that he finds somewhere on the internet. And, you know, to add to this, your honor, he has a website where he calls power property management, myself, the owners by name gives calls us racist. Um, just, just awful.

He has a sticker, a bumper, a huge magnet on the side of his car where he calls us racist and all these things. We've had fair housing complaints because of him, which is great. They clear us.

We've been cleared of all. So, I mean, it's just one of those things. I don't know when is this going to stop?

That's just really what it is. And it's the same complex parking intercom and parking intercom. There was a third one.

I don't want to call him that, but it's the same complaint that he always has. He's got his parking based on his lease intercom works. He's the only person in our entire company that has brought this issue up that he doesn't want to use his cell phone.

I just want to put for the record, as he does with every case, if he doesn't get the result that he wants, he files a complaint. And I, not to change anything, but I believe he also filed a complaint to the superior court judge against you for the past two years. Well, I received a copy of that.

Notes:

Exceptions to the California Invasion of Privacy Act

One exception to the act allows people to record a conversation without the knowledge or consent of the other parties involved if they have reason to believe they can collect evidence of a serious crime by doing so. For instance, a person who believes that they can get someone else to confess to murder would legally be allowed to record the conversation.

Another exception involves the “reasonable expectation of privacy.” If the conversation is taking place in a private home, there is a reasonable expectation that the conversation is private. However, if the conversation is taking place in a crowded street, or is happening in public at a loud volume, there is no expectation of privacy and it may be legal to record what is happening.

Link showing Intercom does not work:

Latest Video on Non-working Intercoms- December 25, 2025
“Intercoms Update Dec 2025 Still Not working courtesy Mayor Karen Bass” <https://youtu.be/-t8zw0NhfhY>
<https://www.youtube.com/watch?v=-t8zw0NhfhY>

What mayor Karen Bass represents

Power Property Management as seen on Yelp

<https://www.yelp.com/biz/power-property-management-los-angeles>

TT says:

If I could rate ZERO star, I would.

The WORST property management company. Leased the apt. in Beverly Hills, they told us it was "ready to move in"; unfortunately, the air conditioner was not working and required fixing (drill big holes in my apt.). So, we had to stay in the hotel during the construction and we had to fight with them for rooms at the hotel. (Rented 2B2B apt. for 4 ppl but they told us that we could have only 1 one room in the hotel because that they could pay).

To renew contract each year was super difficult as no one reached back. It was very hard to contact them.

Not recommend leasing any property with this company.

DW SAYS:

Review update: Mr. Khammar stated the following in January 2024: "Washers and Dryers are in the process of being replaced, unfortunately, these companies are AWFUL to deal with." Yet Power Property later stated they would no longer be responding to requests regarding the washers and 5 months later, rusted washing bins remain. It has been years now since the initial request.

Power Property has taken steps to address some superficial damage to the exterior of the building from uncleaned gutters and storm rain. I have removed those photos, However, they refused to address mold issues in my apartment, requiring me to file a claim with the city--they only took action to address the issue after the claim was received. DW SAYS eviews for 3300 Castle Heights Ave. 3308 Castle Heights Ave.

The Washing machines on site are rusted and damage clothes. Requests

for maintenance have gone ignored for two years. Power property claims they will do something or on occasion, that it is the responsibility of the vendor, who claims it is the responsibility of Power Property. All I know is that the bins go unrepaired and maintenance requests receive false promises or immediate cancellation. Meanwhile, the roof and eaves have water damage from gutters which dump water down the sides of the building during every rainstorm, causing structural damage and rot. And it's too bad because they're really responsive for internal unit things like plumbing issues. I just don't see any excuse for refusing to repair rusty washing machine bins that damage my clothing.

CT SAYS Honestly if I could rate them below the 1, I would. So my post is based on customer service when you contact them in regards anything wrong in your building, they are not 1. Helpful and rude, 2. give you the run around, 3. Crappy supervisors

1. Not helpful one bit. My mother recent came across a plumbing bill for over \$300 that indicated something was stuck which was impossible due to the structure of the sink. She received a bill and tried to call the office. They informed her to talk to a supervisor that had a full voicemail. We called again and spoke to a woman named Cynthia and this conversation leads to me stating I thought you was the supervisor because that's who the front desk person said you were. She proceeded to display a rude attitude and say no I'm not. Then when I told her okay no need for the attitude, she proceeded to say I was the one who had an attitude when I was really just "matching her energy".

2. Giving you the run around. This company fails to tell you who exactly is the person who is in charge of the building complaints. We hear the supervisor is named Fidel, then he's out and someone else takes his position. Then that person isn't available only for us to learn again it's Fidel. Anyways, We speak to a gentleman on the phone after being transferred from that nightmare of a person Cynthia to a respectful person named Andre. He helps us with this issue in simply a couple mins. He sent my mom the information in just a matter of mins rather than arguing with us for 10 mins like Cynthia. What was the whole purpose of arguing with us for so long when we could have proceeded to just send the information. All the run around for no good reason.

3. Although there was one good helpful person in this company, I have to say the supervisors are crappy. We all work jobs and believe me when I say I know that it's overwhelming, but it's not hard to follow up with your clients. I say this because as I indicated before, we called for one of the

supervisors and his voicemail was full. If your voicemail is full and you work for a company, shame on you. This is the concerns of tenants in the apartment that are not vacant. They have problems with some things. It should be heard. It would be less of an issue if you returned the calls rather than letting your voicemail stay full.

Either way, I wouldn't recommend being a tenant in one of the complexes they offer and that's being honest. If a company is like this, run away because there are better ones that actually answer their tenants

JF SAYS if i could give zero i would.

these are slum lords.

incompetence to the extreme.

beyond rude and dismissive to tenants

they disregard any and all issues and fix nothing significant.

the historic building i live in has literally started to rot under their

management and they do nothing but ignore you until its time for rent.

these people should be put in jail. its unsafe and unlivable conditions. the owner morgan brown should be ashamed of herself for hiring them.

its a very very sad thing to see a building so beautiful crumbling to pieces on the inside while they recement and paint the outside and then charge new tenants over 6000 to rent !!!!! and they have no idea it's infested with rodents mold termites water damage. loose wires and cloth covered wires that are frayed all illegal. among many many other infractions they should be criminally prosecuted

CL SAYS At first, this property company was great. However, I have had a broken garage remote and it has been over a month since I first notified the department to get it resolved. They have not been responsible in communication, and no one is taking the maintenance request seriously. I have spoken to John and Michael from the maintenance department, and neither of them have contacted me regarding an update. I have gotten the same answer each time, saying it's an "upper management" issue. I have

emailed and called multiple times, and at this point they are avoiding me. We pay for this property company to help the tenants with issues, and I pay for the garage usage, but no one has given me an option to ease the frustration.

DO NOT RENT FROM THEM

LG SAYS I'm posting this on behalf of your tenants at 1913 11th Street in

Santa Monica. I am not a tenant, but have friends in the building. This property hasn't had hot water in FOUR days. Someone installed a new water heater yesterday, but there's still no hot water in the building. No one's given any tenants an update. Your office line is worthless and goes to a mailbox that's full.

According to Santa Monica rental laws, all tenants have a right to clean, habitable housing, and landlords are required to maintain livable units - INCLUDING HOT AND COLD RUNNING WATER. If a unit is not habitable, the landlord is supposed to remedy it immediately, and technically the landlord is not supposed to collect rent for that unit until it is habitable again. Tenants have other legal recourse as well.

The way you're running your properties is that of slum lords. CONTACT YOUR TENANTS AND TELL THEM WHAT IS GOING ON!

I've urged ALL of your tenants at this property to take the following actions:

Report the problem to a local agency. Some conditions may violate local health or building codes. Plumbing, electrical, structural and other problems are often covered by these laws. Call Code Enforcement (310-458-4984) for more information.

File a rent decrease petition. Tenants in rent-controlled units may seek a rent reduction from the Rent Control Board (310-458-8751)

File a complaint with the City Attorney. If you believe that your landlord is refusing to perform repairs in order to harass you, contact the City Attorney's Office (310-458-8336). BO SAYS This company continues to deny Black tenants full and equal

housing services, with the cooperation of the city housing department, and Mayor Karen Bass. Tenants should demand the state real estate department revoke their real estate license. Thomas Khammar, Power Property Management

<https://lahousingpermitsandrentadjustmentcommission.com/thomas-khammar-power-property-management/> . The city clerk's office says the FBI has been asked to investigate the mayor and council role in housing discrimination practiced by Hi Point 1522 LLC, Power Property Management Group, and Skylight Properties. Published to the internet by the city clerk at <https://lacity.nextrequest.com/requests/21-10460> . Re 11/18/21. Also see <https://wp.me/P57D2C-16V> . Black tenants have demanded instructions as well as mobile phone and Wi-Fi to operate the Intercom system and the company refuses. The tenant rent agreement does not allow tenants to supply their own housing services. Sept 19

2024.

JC SAYS Would've given a zero but it wasn't an option. The worst of the worst property management companies ever. Out of my 11 years at my old apartment they became our management company in 2020 and the building just went down hill. They just BS to make it seem like they are doing something. Had someone inspect our apartment for new carpet install we had requested after living there 10 years and it was never fulfilled even up until the day I moved. Our mailbox was broken for over 2 years and never fixed leaving our mail unsecured. The month I moved out 3 other tenants also moved there was only 12 units that should tell you something.

AC SAYS The worst management company I have ever rented from. I rented for two years with them at the 10112 felton apartments. The place was overrun with roaches, there were constant water shut offs, and there would be leaks in the pipes leading to entire rooms being flooded. They hire the cheapest maintenance they could find and the people don't fix the issue only band aid. I had a hole in my wall TO THE OUTSIDE for 3 weeks and they didn't even do the bare minimum of closing it up for me with a trash bag, I had to do that. After all of that I basically had to run out of there within a month because the living conditions were unbearable due to the roaches really thriving in the water damaged walls. The on-site manager threatened me a few times and was unreliable when it came to responding.

AR SAYS This agency is incredibly unreliable, and their management is truly dreadful. They mishandle situations, I had issue related to-my rental agreement which I ended up taking them to small claim court , and seem to discriminate against me by not signing despite having everything in order, just because they found a supposedly better client after I gave my 30-day notice. It's advisable to steer clear of this place.

MI SAYS Really awful rental property, their slogan says "proudly managed by..." It should read "Poorly Managed by power property" The garage gate broke 2.5 months ago, NOTHING has been done and the only excuse we get is: Upper management needs to approve the parts. The building has not been cleaned or maintained at all, I called, texted and emailed the "property manager" received zero response from her-Nisi- I finally was able to speak with her today and she said: "well nothing is gonna happen until upper management approves the cleaning fee" the

buildings filthy dirty, our laundry room is a complete mess and the trash can simply disgusting. This seems to be a cheap tactic for us tenants to start looking for a different building and move out. Horrible company!! EF SAYS I've lived in LA over 10 years and this has to be the worst management company I've ever dealt with. They will raise your rent 10% every single year without doing a single thing. This management company took over from a previous company during Covid and it's only gone downhill.

They have turned this building into a building I'm embarrassed to live in. They got rid of a fence immediately around our yard which now dog shit is left in which attract flys (and no they don't have someone clean this up). The walkways are disgusting with dead bees, trash scum, and spider webs. I've been putting in maintenance requests for over a year to clean the grounds, they send a guy with a leaf blower who just blows dirt from one porch to another.

Speaking of bees, there's been a bee problem on property for over a year and there's dead bees all over the garage.

If you ever have an emergency on the weekend or after hours good luck you'll never get a call back. Our property manager Nisi is completely unresponsive and I'm looking at

taking legal action. They hired a company to fix a step (because a city inspection) and the guy put a faulty step in where I fell down the entire flight of stairs, reached out to have it fixed the company had to order a part and I'm the one following up with no response. That's very common you'll have to directly talk with these companies they call for your maintenance requests, isn't that your job to manage Nisi? She doesn't even know what the city called out for the inspection she had no idea when she came to the property, our dryer was called out to be fixed yet she sends someone in for the dishwasher and she's literally scrambling looking at her phone trying to find out what needs to be fixed.

RUN away from this company, your building will turn into a dump. Renters don't even last a year in our building because of how poorly managed this building is.

TM SAYS ZERO STARS!!!

This place has some of the rudest people (?) working for this poisoned company.

Not only are they rude, they will cut you off in mid-sentence and or hang up on you.

I have had an ongoing issue with being blocked in and or out of the

parking spot that I PAY FOR EVERY MONTH separately from my rent. In 4yrs my rent has NEVER been late.

Today i am, once again, blocked in and not able to go to work. PPM will see if they can get someone to come and move the big trash bin that is blocking me in.

I spoke to Luis, maintenance supervisor 4 days ago, who promised that he'd take care of it and to give him 2 hours and he'd get back to me. Here I am 4 days later and still NOTHING.

I have had to move these bins out of the way several times but last week when I hurt my arm doing it, I refuse and should not have to do it again. We tenants have to walk very close to a trash filled bin with maggots and flies and stench because the bin is NOT in its legal spot.

PPM receptionist, Ruben (rude and dry) had the ignorant nerve to ask me if I could move it myself. I almost have to laugh at his stupidity and ignorance.

DO NOT MOVE INTO A PLACE UNMANAGED by this, so called, company. BEWARE BEWARE BEWARE.

BELIEVE THE REVIEWS.SEB SAYS Recently my building changed ownership and we have been rid of PPM, thank goodness. But their treatment of long term tenants and the property was so outrageous that it warrants a review.

Among the litany of issues were the illegal Airbnbs (in a building under RSO) as well as resistance to fixing ANYTHING you emailed their "maintenance" line about.

The biggest issue: We had a mail delivery problem with the post office because of tenants allowing their dogs off leash. Fair enough, postal workers have a hard job and shouldn't have to deal with off leash animals that could potentially harm them.

As a result, however, USPS stopped delivering mail to our 23 unit apartment building...for nearly three months...during the height of the pandemic. I reached out directly to Thomas to plead the case that, regardless of the potential vandalism, we needed to move the mailboxes to the exterior (outside the exterior gate) of the property, even temporarily, so that people could receive their mail. I mentioned that people were receiving unemployment, checks from the government, previous jobs, medications, etc. via mail.

Thomas responded with simply "haha". The building then sold and they dropped PPM.

But that didn't stop PPM from emailing me about my "missing rent" after they stopped representing the property.

Claim For Damages

ClaimantMr. First GearyMiddle J.Last JohnsonSuffix **Birth Date of Claimant**
(mm/dd/yyyy)**Email Address** tainmount@sbcglobal.net**Sex** Male Female**Home Address of Claimant** 1522 Hi Point St 9

City LOS ANGELEState CAZip Code 90035**Home Telephone Number** 3238073099**Business Address of Claimant**

City State Zip Code **Business Telephone Number****Give address to which you desire notices or communications to be sent regarding this claim** 1522 Hi Point St 9

City LOS ANGELEState CAZip Code 90035**How did DAMAGE or INJURY occur? Please include as much detail as possible.** See attachments. Injury occurred at 1522 Hi Point Street, Los Angeles, California 90035.

When did DAMAGE or INJURY occur? Please include the date and time of the damage or injury.
(mm/dd/yyyy) 01/06/2026

Where did DAMAGE or INJURY occur? For all accident claims, please upload a picture of a hand drawn diagram with the street names and addresses or measurements from specific landmarks.

Street

City

State

Zip

1522 Hi Point St 9

LOS ANGELE

CA

90035

What particular ACT or OMISSION do you claim caused the injury or damage? Please give names of City employees causing the injury or damage and identity of any vehicles involved by license plate number, if known.

See attached

//

What DAMAGE or INJURIES do you claim resulted? Please give full extent of injuries or damages claimed

See attached

//

What is the AMOUNT of your claim?

Please itemize your damages

See attached

//

Attorney Information:

Name Prefix

First Name (or Company)

Select Prefix...

Suffix

Address

City

State

Zip Code

Phone

Email

Please list names and addresses of Witnesses, Doctors and Hospitals:

Type

Select Type...

First Name (or Company)

Name Prefix

Select Prefix...

Middle

Last

Suffix

Address



City

State

Zip Code

Type

Select Type...

Name Prefix

Select Prefix...

First Name (or Company)

Middle

Last

Suffix

Address



City

State

Zip Code

Type

Select Type...

Name Prefix

Select Prefix...

First Name (or Company)

Middle

Last

Suffix

Address



City

State

Zip Code

If you have received any insurance payments, please give the names of the insurance companies



FOR ALL ACCIDENT CLAIMS, PLEASE UPLOAD A DIAGRAM OR SIMPLE SKETCH, INCLUDING STREET NAMES, OF THE STREETS WHERE THE ACCIDENT OCCURRED, AND THE NEAREST CROSS STREETS. INDICATE THE PLACE OF THE ACCIDENT BY AN "X" AND BY SHOWING THE NEAREST ADDRESS AND DIS

Click Here

Attach your diagram

2026-1-28 Attach City Damage Claim.pdf

2026-1-24 CODE Violation Complaint 973203.pdf

2026-1-6 Email Questions to city employee Steven Harrison.pdf



Please sign above

 I'm not a robotreCAPTCHA
[Privacy](#) - [Terms](#)

SOME REQUIRED FIELDS ARE MISSING!

WARNING

- CLAIMS FOR DEATH, INJURY TO PERSON OR TO PERSONAL PROPERTY MUST BE FILED NOT LATER THAN 6 MONTHS AFTER THE OCCURENCE. (GOVERNMENT CODE SECTION 911.2)
- ALL OTHER CLAIMS FOR DAMAGES MUST BE FILED NOT LATER THAN ONE YEAR AFTER THE OCCURENCE. (GOVERNMENT CODE SECTION 911.2)
- SUBJECT TO CERTAIN EXCEPTIONS, YOU HAVE ONLY SIX (6) MONTHS FROM THE DATE OF THE WRITTEN NOTICE OF REJECTION OF YOUR CLAIM TO FILE A COURT ACTION. (GOVERNMENT CODE SECTION 945.6)
- IF WRITTEN NOTICE OF REJECTION OF YOUR CLAIM IS NOT GIVEN, YOU HAVE TWO (2) YEARS FROM ACCRUAL OF THE CAUSE OF ACTION TO FILE A COURT ACTION. (GOVERNMENT CODE SECTION 945.6)

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City Damage Claim 1-28-2026 via City Portal

Violation of federal state and local ADA regulations. Violation of the Unruh act CC 51,52, as regards, racism and disability, discrimination due to race, age, retaliation, disability. Abuse of power, abuse of authority, abuse of discretion by city employees. Failure to enforce the city and state multifamily two-way communication, Intercom codes building and housing. Violation of privacy. Abuse of federal funds. Failure to enforce the required handicap stall regulations. The city has actual constructive knowledge that I have a disability as told to the city employees through code enforcement complaints as well as emails to city employees. This complaint is meant to be indicative, but not all inclusive. Failure under the accessibility standards to provide a working Intercom and interface and indoor monitor to myself as tenant. Under the accessibility standards and housing and building codes, state and local failure to provide a tandem parking stall and failed to provide a handicap, parking stall, failure to enforce the handicap, parking stall in accessibility city and local code regarding parking at this multi dwelling unit building.

I have reserved the right to file a complaint for abuse of federal tax dollars, petition for rent with a court of competent jurisdiction, complaint for damages, complaint for class, action, complaint for denial of accessibility, declarative, and injunctive relief. The actions of city employees endanger the welfare health, safety of myself as a tenant who is black with a disability and a senior citizen. This is this complaint is based on all communications to city government employees over the last year and it is based on all code complaints code violation complaints filed with the City over the last 12 month period. This complaint is based on code violation complete 965335. A city employee has claimed that the cold violation complaints are being truncated because they are too many words, but I do not have any proof of that. On occasion, some code enforcement complaints have been forwarded and their entirety to city government employees who have given me a receipt.. This complaint shall be for the denial of housing accommodations by city government employees. This complaint is based on any in all communications to And from City employee Steven Harrison regarding this property I have asked Steven Harrison to supply any and all Email communications between himself and Power Property Management and he has refused. Harrison stated in an email to Power Property Management that he is not going to enforce the accessibility laws regarding compliance with two-way communication systems and required indoor interface and multifamily dwelling. This constitutes an abuse of federal dollars, failed to comply with city state and federal ADA requirements, and unlawful discrimination due to race in age as to defined under civil cold section 51, 52. City governments employees it will be shown have acted in concert with the property, owner and management company to deny housing services to myself as a black American, senior citizen, disabled tenant. This complaints is based on the email from me dated January 6, 2026 to city employees and Steven Harrison received by the City at 6:43 pm. This complaint is based on the email of Steven Harrison dated Dec. 16, 2025 to Power Property Management Inc employees Benjamin Renkainen at 2:04 pm. This complaint is based on continuing damages and continuing obligations and continuing contractual obligations with a city rent controlled property and property owner, and property owner that is receiving government funding or assistance. Inaction by city government employees. All rights reserved. Demand for damages \$200,000,000 million dollars and/or according to proof.

Geary J. Johnson
1522 Hi Point St 9
Los Angeles. CA. 90035
Phone [REDACTED]
Email to [REDACTED]

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

Civil Division

Central District, Stanley Mosk Courthouse, Department 90

25STSC03297

**GEARY J JOHNSON vs HI POINT 1522 LLC, A
CORPORATION**

September 16, 2025

8:30 AM

Commissioner: Honorable Emma Castro
Judicial Assistant: G.Garcia
Courtroom Assistant: None

CSR: None
ERM: Electronically Recorded (F.T.R)
Deputy Sheriff: R. Rivera

APPEARANCES:

For Plaintiff(s): Geary J Johnson via LA CourtConnect

For Defendant(s): Cynthia Reynoso for Hi Point 1522 LLC, a corporation

NATURE OF PROCEEDINGS: Non-Jury Trial

The cause is called for trial.

Cynthina Reynoso is authorized to appear on behalf of the defendant.

Parties are sworn and testify.

Parties submits evidence for the Court's review.

All evidence are admitted by reference only.

After discussion with the parties, On the Court's own motion, the Non-Jury Trial scheduled for 09/16/2025 is continued to 10/30/2025 at 08:30 AM in Department 90 at Stanley Mosk Courthouse.

The defendant must submit to the Court the denial letter that was given to the plaintiff.

All parties must appear in person at the next court hearing listed above.

Notice is waived.

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(<https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com%2Fbox%2Fpages%2Fintro%2Fstart.action>)



Your item has been delivered to an agent. The item was picked up at USPS at 7:35 am on December 29, 2025 in LOS ANGELES, CA 90015.

Get More Out of USPS Tracking:
USPS Tracking Plus®

LOS ANGELES, CA 90015
December 29, 2025, 7:35 am

December 28, 2025

LOS ANGELES CA DISTRIBUTION CENTER
December 27, 2025, 9:49 am

PASADENA, CA 91109

December 26, 2025, 12:51 pm

LOS ANGELES, CA 90035
December 22, 2025, 3:03 pm

LOS ANGELES CA DISTRIBUTION
CENTER
December 18, 2025, 10:10 pm

LOS ANGELES, CA 90015
December 18, 2025, 8:55 pm

LOS ANGELES, CA 90015
December 18, 2025, 3:30 pm

Hide Tracking History

**What Do USPS Tracking Statuses
Mean?**
(<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®



Product Information



See Less ^



RENT

Tenant Complaint Intake Form

 Select Language 
Powered by  Translate1 PART ONE
Complaint Address2 PART TWO
Tenant Information3 PART THREE
Landlord(s) Contact
Information4 PART FOUR
Unit Details5 PART FIVE
Reason(s) for
Complaint6 PART SIX
Upload Documents7 PART SEVEN
Review & Submit

PART 5: REASON(S) FOR COMPLAINT

<input type="checkbox"/> Unit Not Registered	If your rental unit is not currently registered. All units must be registered annually.
<input type="checkbox"/> Illegal Eviction	You received a verbal or written notice to move out without a valid legal reason .
<input type="checkbox"/> Non-Payment of Relocation Assistance for Tenant No-Fault Eviction	You did not receive relocation assistance fees due to a no-fault eviction .
<input checked="" type="checkbox"/> Illegal Rent Increase	You received a verbal or written notice demanding more rent than allowed under the RSO. rent than allowed under the RSO .
<input checked="" type="checkbox"/> Reduction of Services	(Applies only to RSO units)- A housing service provided to you at the beginning of your tenancy or included in the rental agreement has been removed or is no longer accessible. no-fault eviction.
<input type="checkbox"/> Failure To Post Notice	The property does not have a Renter Protections Notice posted in an accessible common area.
<input type="checkbox"/> Required Online Payment/Electronic Fund Transfer	Your landlord has requested that you submit your rental payments only online or by electronic fund transfer .
<input type="checkbox"/> Illegal Buyout Agreement	(Applies to only RSO units) You received an offer or signed a buyout agreement in exchange to move out of your rental unit, and the RSO Disclosure Notice was not given and/or the Buyout Agreement is not in compliance with the RSO.
<input type="checkbox"/> Harassment	Your landlord knowingly takes actions that cause harm against you .
<input type="checkbox"/> Illegal Eviction Due to Tenant's Rent Owed Is Less Than the Fair Market Rent (FMR)	You received a written notice of eviction for rent owed, which is less than the FMR for your rental unit size.
<input type="checkbox"/> Non-Payment of Relocation Assistance Due to Economic Displacement	You notified your landlord that you received a rent increase of no more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower. You cannot afford the rent increase and elect to receive relocation assistance to move out of the rental unit.

DO YOU WISH TO PROVIDE MORE DETAILS REGARDING THE ALLEGATIONS

Intercom repair/parts. City building code requires this 18 unit building have a working intercom and the owner provide an interface indoor monitor. The intercom was provided at the inception of the tenancy. The owner installed a second intercom May 2023 but the intercom function does not work because the owner refuses to provide the indoor monitor. The owner claims verbally January 6, 2026 that the tenants must incur the cost of monthly cell phone and WiFi to use the intercom function. The first intercom is still in the unit not working. I estimate the cost of cell phone at \$50 per month for the phone and \$50 for the service, illegal rent increases. Also parking is currently included in the rent for one

vehicle. Two years ago the owner said in writing the tandem parking stalls are \$50 per month. I paid the \$50 and the owner did not honor it. As of yesterday, the owner verbally said that the fee for tandem parking is now \$150 per month. This would be an illegal rent increase because the rent agreement says parking is included (no separate fee). Stalls 1-12 are single car and stalls 13-19 are tandem so there are extra stalls. There are not enough single car stalls for 18 tenants. I would like to know does the \$150 apply to all tenants because I have not seen it posted. SCEP inspector Fabio Gonzalez did cite them for the non working intercom Notice to Comply 939638 Sept 2025. A public hearing is requested.

[EDIT](#)

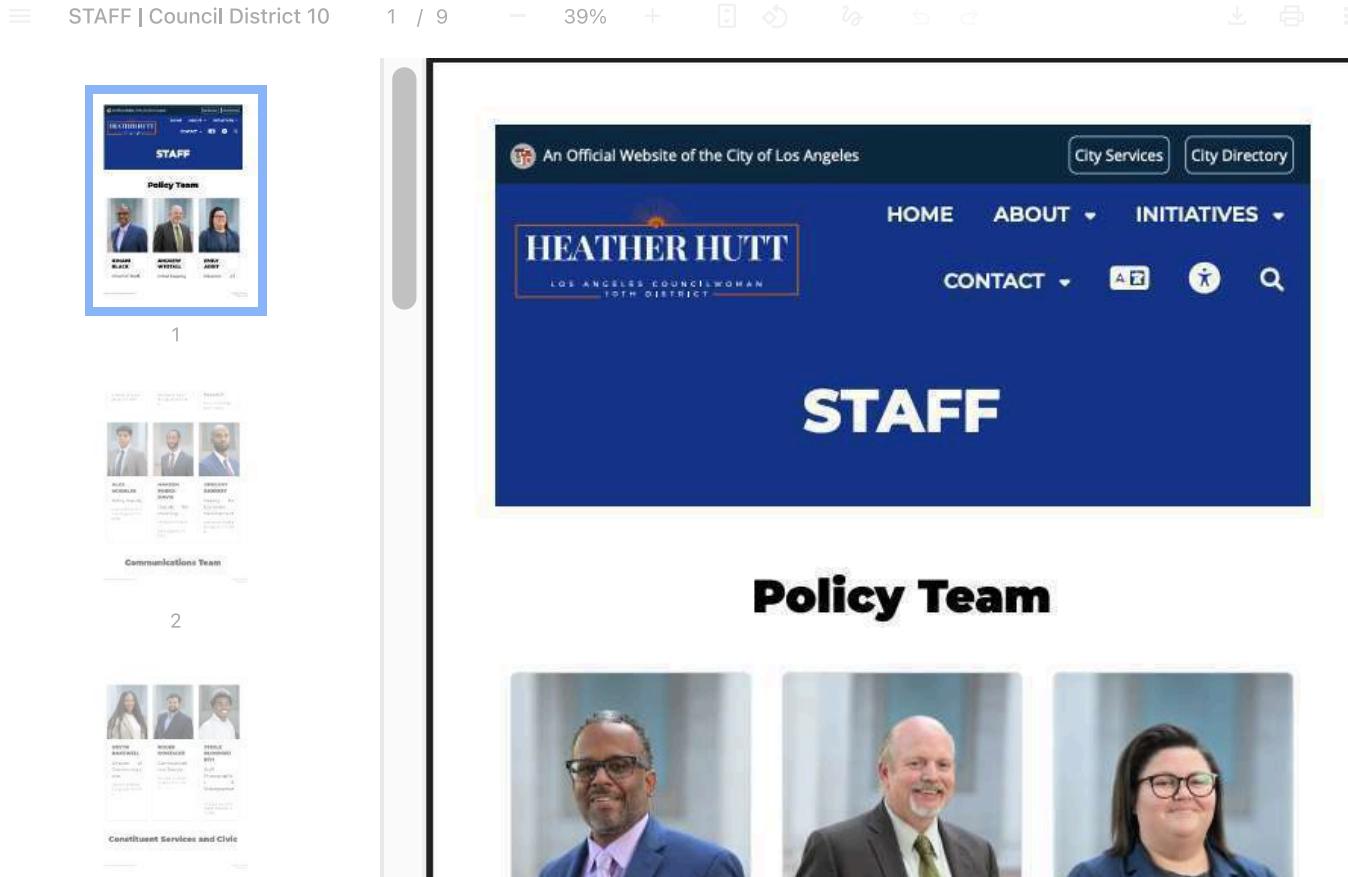
WHAT DO YOU CONSIDER A FAIR RESOLUTION TO YOUR COMPLAINT?

Intercom. The owner must supply the indoor monitor to operate the Akuvox intercom function. Some of the other functions of Akuvox do not require an indoor monitor thus no additional cost to tenant. I do not have an obligation to supply my personal cell phone or Wifi to operate the intercom., nor do I have an obligation to incur a cost to operate the intercom system. Tandem parking. If the owner re-assigns me to tandem stall (parking for myself and roommate cars), he is not losing any money because he can still re-assign the single stall. The owner should re-assign us to a tandem parking stall without the \$150 charge.

[EDIT](#)[<- PREVIOUS STEP](#)[CANCEL](#)[NEXT STEP ->](#)

LA Rent Control (RAC) and Permits (LADBS)

Los Angeles rent control and tenant rights, Mayor Karen Bass

Revealed Inside District 10 staff Heather Hutt Los Angeles Abuse of Federal Funds

1

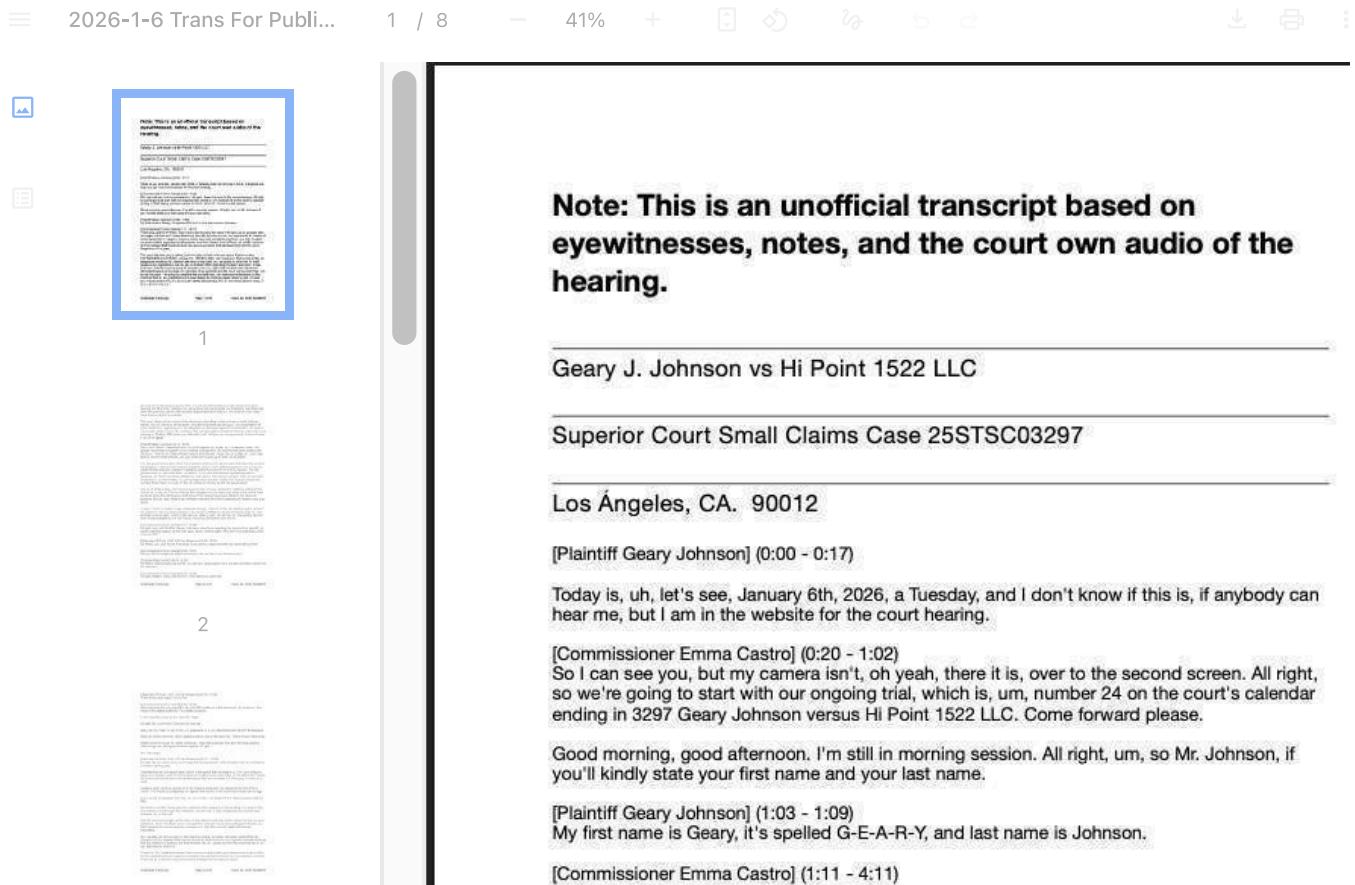
2

Policy Team



[2026 PDF CD 10 staff](#) [Download](#)

How hard is it to get a working intercom in Los Angeles? Remember the old offensive joke about how many Poles does it take to screw in a lightbulb?



2026-1-6 Trans For Publi...

1 / 8 41% ...

Note: This is an unofficial transcript based on eyewitnesses, notes, and the court own audio of the hearing.

Geary J. Johnson vs Hi Point 1522 LLC

Superior Court Small Claims Case 25STSC03297

Los Angeles, CA. 90012

[Plaintiff Geary Johnson] (0:00 - 0:17)

Today is, uh, let's see, January 6th, 2026, a Tuesday, and I don't know if this is, if anybody can hear me, but I am in the website for the court hearing.

[Commissioner Emma Castro] (0:20 - 1:02)
So I can see you, but my camera isn't, oh yeah, there it is, over to the second screen. All right, so we're going to start with our ongoing trial, which is, um, number 24 on the court's calendar ending in 3297 Geary Johnson versus Hi Point 1522 LLC. Come forward please.

Good morning, good afternoon. I'm still in morning session. All right, um, so Mr. Johnson, if you'll kindly state your first name and your last name.

[Plaintiff Geary Johnson] (1:03 - 1:09)
My first name is Geary, it's spelled G-E-A-R-Y, and last name is Johnson.

[Commissioner Emma Castro] (1:11 - 4:11)

[2026-1-6 Trans For Public SC 3297 with No Commentary](#) [Download](#)

CD 10 Staff Names

Owner Hi Point 1522 shows hatred of Blacks who complain about housing services.

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

LA Rent Control (RAC) and Permits (LADBS)

Blog at WordPress.com.



973203

PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

***Census Tract:** 216700

***Council District:** 10

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

Total Exemption Units: 0

Rent Office ID: Wilshire

Code Regional Area: West Regional Office

Year Built: 1972

***Bureau of Engineering Data**

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is **973203**

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



PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

***Census Tract:** 216700

***Council District:** 10

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

Total Exemption Units: 0

Rent Office ID: Wilshire

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

COMPLAINT DETAILS

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

First Name: *

Geary

Last Name: *

Johnson

Address:

1522 Hi Point St 9

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H): *

3238073099

Phone (C):



PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

Total Units (legal unit count may vary): 18

Rent Registration Number: 0270090

***Census Tract:** 216700

***Council District:** 10

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

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Rent Office ID: Wilshire

Code Regional Area: West Regional Office

Year Built: 1972

*Bureau of Engineering Data

COMPLAINT DETAILS

All fields marked with an asterisk (*) are required

First Name: *

Geary

Last Name: *

Johnson

Address:

1522 Hi Point St 9

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H): *

3238073099

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

ELECTRICAL



Violation Type: *

Select Violation Type



Selected Violation Types: *

Building and/or premises unsafe, or unclean
Electrical wiring disconnected and/or abandoned

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

Additional Comments:

January 24, 2026. 417 words. I am told by the city Record in this regard that my complaints are being cut off by your system. I think that is a fabrication falsity because there is no warning here that my words are exceeding any computer limits. If so, there should be a warning. I

Manager Name:

CYNTHIA REYNOSA

Manager Phone(H):

310-593-3955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

(310) 5933955

Owner Phone (W):

Owner Address:

Owner City:

Owner Zip Code:

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

ELECTRICAL



Violation Type: *

Select Violation Type



Selected Violation Types: *

Building and/or premises unsafe, or unclean
Electrical wiring disconnected and/or abandoned

[Remove from List](#)

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

Additional Comments:

agenda items as well as Public Records System and all council members and city damage claim.. All rights reserved. 1/24/2026. 417 words.
Geary J. Johnson, Tenant.

Manager Name:

CYNTHIA REYNOSA

Manager Phone(H):

310-593-3955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

(310) 5933955

Owner Phone (W):

Owner Address:

Owner City:

Owner Zip Code:

973203

Attach to code enforcement complaint

January 24, 2026. 417 words. I am told by the city Record in this regard that my complaints are being cut off by your system. I think that is a fabrication falsity because there is no warning here that my words are exceeding any computer limits. If so, there should be a warning. I believe the City is intentionally cutting off and deleting portions of valid complaints. This complaint is based on the complete record on this matter as well as any and all communications and previous code violation complaints filed. First, there is still debris on the property behind the trash bin. This was originally reported around September 2025. Second, the intercom in my unit called Artolier does not work. The intercom function for the outside unit called Akuvox also does not work. A previous inspections of the intercom system were made around September 2025 by over ten code enforcement inspectors. If the Akuvox is an upgrade, that is not true because the videos supplied to the City show the Artolier is still in my unit as of today. The Artolier has not been upgraded. As per the state Building Code and city code, the Akuvox system requires an interface or indoor monitor in each unit; there is no indoor monitor in my unit. Inspector Steven Harrison wrote he will not order compliance with these legal accessibility requirements. This means the City has a pattern and practice that endangers the welfare, health and safety and accessibility of all tenants by refusing to enforce the unit interface required two way communication in this multifamily dwelling. This is an abuse of federal funds. The City is aware repeatedly that I have a disability. The owner and the City have no authority to order any tenant to use their personal property to access the Akuvox intercom function; the City is engaged in acting in concert with the property owner to violate tenant privacy rights, and perpetuate racial discrimination, made unlawful under the Unruh Act. The tenant such as myself is not required to supply my own housing services. This complaint is based on any and all code enforcement complaints on file regarding this property and any and all other communications with city Los Angeles employees. All rights reserved. This will be posted to the city clerk agenda items as well as Public Records System and all council members and city damage claim.. All rights reserved. 1/24/2026. 417 words. Geary J. Johnson, Tenant.





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Fair Housing & Equal Opportunity

Property details

 Apartment Type

 Pets Allowed (4 Max)

 No Age Restrictions

 1990
Year Built

HACLA Vouchers Welcome! 1-Bedroom in Mid-City!

All City of Los Angeles Section 8 Vouchers Welcome! The apartment is a breezy and open unit flooded with natural light and charm. Conveniently located near parks, metro, shops, and eateries. It's the perfect spot for urban living. Call or text us now at (310) 818-3101 to schedule a tour!

I'm interested
in 1522 Hi Point
St

Send
Message

Avoid scams ...

If you see an issue with this listing, please let us know. We investigate all flagged properties within 24 hours.

Report
Issue [More help & tips](#)

Fees

Monthly

Pet fee **\$50**/per pet

Parking **\$0**

Trash pickup **\$0**

Lawn care / Snow removal **\$0**

Pest control **\$0**

Monthly estimate
(including rent) **\$2,450**

One-time

Application fee **\$30** / per person

Security deposit **\$2,400**

Pet deposit **\$0**

Pet fee **\$0**

Move-in estimate **\$2,430**

Tenant will be required to purchase renters insurance.

Utilities

Paid by tenant

No need to
worry about

Paid by owner

Electric
Cooking Fuel (Natural)

worry about utilities, they're included in the rent!

Gas)
Water (City Water)
Cooling (Central)
Sewer (Public Sewer)
Heating (Natural Gas)
Hot Water (Natural Gas)
Trash pickup
Lawn care/Snow removal
Pest control

Affordability

Section 8 rental eligibility calculator

Household pre-tax income

Add your total gross (pre-tax) household income from wages, benefits and other sources from all household members.

Household Income:

\$

Monthly Yearly

Voucher Size

Select 

Who pays how much?

You \$0.00

Housing Agency \$0.00

Important: This is an estimate and may not be an accurate representation of the Housing Agency's calculation.

Calculate

Features & amenities

Indoor

- Ceiling Fans
- Cable Included
- Hook-ups
- Fireplace
- Dryer
- Smoking Allowed
- Washer
- Security System

Kitchen

- Dishwasher
- Stove
- Refrigerator
- Microwave
- Garbage Disposal

Outdoor

- Swimming Pool
- Balcony
- Porch
- Patio
- Fenced Yard
- Deck
- Parking: 1 Space

Community amenities

- Additional Storage
- Bicycle Storage
- On-Site Management
- Online Payment
- On-Site Laundry
- Gym/Fitness Center
- Swimming Pool
- Tennis Court
- Barbeque Area
- Playground
- Game Room
- Lounge
- Wi-Fi
- Electric
- Club
- Elevator

Access in
Common
Areas

Car
Charging
Stations

House

- Water
Views

Security features

- Gated
- Controlled
- 24 Hour
Community Access
- Security

Accessibility features



The property has no accessibility features listed.

Please reach out to the owner for more information.

Nearby schools

Rating	Grades	School name	Distance	Rentals in this school zone
	K - 5	Crescent Heights Boulevard Elementary	0.32	

3/10Elementary
School**School**
1661 South
Crescent
Heights , CA
900350.52
mi**17****6/10****6 - 8**
Middle
School**Daniel
Webster
Middle
School**
Assigned
School4.01
mi**62****7/10****9 - 12**
High
School**Alexander
Hamilton
Senior High
School**
Assigned
School1.59
mi**79**Data provided by **GreatSchools.org** © 2026. All rights reserved.

Map



← Prev Property / Next Property →

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Zip Codes Near Los Angeles

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[Rentals in 91306, CA](#)

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on Power property mgmt inc. More from Yelp.

SEB SAYS Recently my building changed ownership and we have been rid of PPM, thank goodness. But their treatment of long term tenants and the property was so outrageous that it warrants a review.

Among the litany of issues were the illegal Airbnbs (in a building under RSO) as well as resistance to fixing ANYTHING you emailed their "maintenance" line about.

The biggest issue: We had a mail delivery problem with the post office because of tenants allowing their dogs off leash. Fair enough, postal workers have a hard job and shouldn't have to deal with off leash animals that could potentially harm them.

As a result, however, USPS stopped delivering mail to our 23 unit apartment building...for nearly three months...during the height of the pandemic. I reached out directly to Thomas to plead the case that, regardless of the potential vandalism, we needed to move the mailboxes to the exterior (outside the exterior gate) of the property, even temporarily, so that people could receive their mail. I mentioned that people were receiving unemployment, checks from the government, previous jobs, medications, etc. via mail.

Thomas responded with simply "haha". The building then sold and they dropped PPM.

But that didn't stop PPM from emailing me about my "missing rent" after they stopped representing the property.

Truly one of the worst human beings I've ever dealt with. The lack of empathy and compassion during such a tumultuous time for our tenants (as well as everyone else) should give any landlord pause when considering hiring this company.

New Tab x | Google lahousingpermitsandrent x | Ellis act relocation fees x | Ellis act relocation fees x | POWER PROPERTY MAN x +

yelp.com/biz/power-property-management-los-angeles

How to Password... Hide & protect sec... Can an apartment... Charlie Barnet Orc... Usinger's - Google... Dutchman 1967 A... All Bookmarks

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2.3 (183 reviews)

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Reach out to other

Jan 30 2026

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To website Yelp

<https://www.yelp.com/biz/power-property-management-los-angeles>

Hi Point, 1522 LLC c/o Power Property Management Inc.

brent@powerpropertygrp.com

Thomas Khammar <thomas@powerpropertygrp.com>

cynthia@powerpropertygrp.com

benjamin@powerpropertygrp.com

Nisi Walton <nisi@powerpropertygrp.com>

luis@powerpropertygrp.com

PropertyManag09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us>

BessyCerna@maintenance@powerpropertygrp.com

8885 Venice Blvd #205
Los Angeles CA. 90034

Fax (310) 661-8195
Phone number [\(310\) 593-3955](tel:(310)593-3955)

FAX

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

TO:

Name: Hi Point 1522 LLC

Fax Number: (310) 661-8195

of Pages: 1

(including cover sheet)

FROM:

Name: Geary Juan Johnson

Fax Number: 

Subject: Text of Voicemail Sent to you Today

Message:

Attention: Benjamin Renkainen, Bessa Cerna, Luis Rodriguez, Thomas Khammar, Brent Parsons, Nisi Walton, Cynthia Reynosa.

(Voicemail left) Hello, today is January 12, 2026, This is the tenant Geary Johnson, 1522 Hi Point Street #9, phone number 323-807-3099. The intercom system in my unit called Artolier, is still not working. The intercom on the front of the building called Akuvox is still not working. The Akuvox needs an interface which is an indoor monitor that the owner would have to install in each unit, so it hasn't been done and I am still requesting it. The tandem parking stall has not been assigned or supplied yet. There is no car in stall #1A, there is no car in stall #4, there is no car in stall 6, there is no car in stall 10, and (as for) tandem parking stalls, there is 13, 14, 15, 16 all vacant, four vacant tandem stalls. So you have four tandem stalls available, we (unit 9 tenants) are not obligated in any way to pay anything for parking because the rent agreement says that parking is included in the rent so we are not obligated to pay anything whether it is \$50 or \$150, we are not obligated to pay any extra money for tandem parking. So I hope this message reaches you (this is the phone numbers for Power Property Management Inc. for Hi Point 1522 LLC); if not, we will be sending it out by first class mail or by fax. I need to have some response to that issue, the tandem parking and also the repairs and parts to the intercom system. Thanks you very much. Phone 323-807-3099.