

Communication from Public

Name: Geary Juan Johnson

Date Submitted: 08/23/2026 01:32 AM

Council File No: 26-0906-S15

Comments for Public Posting: CONSIDERATION OF MOTION (JURADO – PADILLA) relative to instructing the Los Angeles Housing Department (LAHD), in coordination with Council District (CD) 14, to prioritize the investigation of tenant complaints related to housing code violations, Tenant Anti-Harassment Ordinance (TAHO) and Rent Stabilization Ordinance (RSO) for residential properties located within the Boyle Heights community; and related matters. This matter is OPPOSED for cause. Accessible housing services is being denied to Blacks and Latinos tenants at 1522 Hi Point Street 90035, courtesy of Mayor Karen Bass, Housing Department and City council members. “James Byrd Jr. (May 2, 1949 – June 7, 1998) was an African-American man who was murdered by three men, two of whom were avowed white supremacists, in Jasper, Texas, on June 7, 1998. Shawn Berry, Lawrence Brewer, and John King dragged him for 3 miles (5 kilometers) behind a Ford pickup truck along a dirt road. Byrd, who remained conscious for much of his ordeal, was killed about halfway through the dragging when his body hit the edge of a culvert, severing his right arm and head. The murderers drove on for another 1+ 1/2 miles (2.5 kilometers) before dumping his torso in front of a Black cemetery.” Wikipedia. “Adolf Hitler was a government official. “Historians estimate that around 1,1 million people perished in Auschwitz during the less than 5 years of its existence. The majority, around 1 million people, were Jews. The second most numerous group, from 70 to 75 thousand, was the Poles, and the third most numerous, about 20 thousand, the Roma. About 15 thousand Soviet POWs and 10 to 15 thousand prisoners of other ethnic backgrounds (including Czechs, Belorussians, Yugoslavians, French, Germans, and Austrians) also died there. <https://www.auschwitz.org/en/history/auschwitz-and-shoah/the-number-of-victims/> . In view of the role that it played in the realization of the Nazi extermination plans, Auschwitz is known around the world as a symbol of genocide perpetrated by Nazi Germany, and especially of the destruction of the Jews. “When the Nazis came to power in 1933, there were several thousand Black people living in Germany. The Nazi regime harassed and persecuted them because the Nazis viewed Black people as racially inferior. While there was no centralized, systematic program targeting Black people for murder, many Black people were imprisoned, forcibly sterilized, and murdered by the Nazis.” <https://encyclopedia.ushmm.org/content/en/article/afro-germans-during-the-holocaust> . The Respondent City of Los Angeles, are government officials much like Adolf Hitler was. Bull Conner, Lester Maddox, George Wallace, were government officials.” (Source: Internet) First they came for the socialists, and I did not speak out—because I was not a socialist. Then they came for the trade unionists, and I did not speak out—because I was not a trade unionist. Then they came for the Jews, and I did not speak out—because I was not a Jew. Then they came for me—and there was no one left to speak for me. —Martin Niemöller. A History of Los Angeles government housing racism and retaliation. 6/2/2026 https://cityclerk.lacity.org/onlinedocs/2017/17-0090-S30_PC_AM_06-02-2026.pdf 6/2/2026 https://cityclerk.lacity.org/onlinedocs/2025/25-0030_PC_AM_06-02-2026.pdf 6/2/2026 https://cityclerk.lacity.org/onlinedocs/2025/25-0030_PC_AM_06-02-2026.pdf https://cityclerk.lacity.org/onlinedocs/2026/26-0785_PC_M_06-09-2026.pdf 113

Pages. 8/1/2026.

https://cityclerk.lacity.org/onlinedocs/2023/23-0386_PC_PM_08-01-2026.pdf

26-0386. 26-15878.August 19, 2026.

<https://recordsrequest.lacity.org/requests/26-15878> Council Agenda Item number 26-0160 –S 28 at May 3, 2026 at 9:44 PM. Table of Contents. 2014-8-11 RSO Armida No Manager Complaint.pdf 2026 Bus Entity Hp Statement of Info.pdf 2026-2-20 email dod city.pdf 2026-5-4 RSO at 1136 PM Complaint.pdf 2026-5-19 Email RSO more docs CE 323 472 2026-6-8 Scanned code violation 993482_compressed.pdf 2026-7-21 Claim For Damage re Police.pdf 2026-8-11 Attachment to Los Angeles Claim for Damages 2026-8-12 Proof of Service RSO complaint 2026-8-12 Email City and Owner 2026-8-12 Label City Clerk USPS.pdf 2026-8-18 Email RSO Bender w Docs 2026-8-18 Scanned Code Violation Complaint 1003265 2026-8-20 Published NR Request 26-15448.pdf 2026-8-22 Uploads CCRS Case_ 202604-34459608.pdf Employees Power Property Mgmt Quote for the Aug 26 agenda

“James Byrd Jr. (May 2, 1949 – June 7, 1998) was an African-American man who was murdered by three men, two of whom were avowed white supremacists, in Jasper, Texas, on June 7, 1998. Shawn Berry, Lawrence Brewer, and John King dragged him for 3 miles (5 kilometers) behind a Ford pickup truck along a dirt road. Byrd, who remained conscious for much of his ordeal, was killed about halfway through the dragging when his body hit the edge of a culvert, severing his right arm and head. The murderers drove on for another 1+ 1/2 miles (2.5 kilometers) before dumping his torso in front of a Black cemetery.”Wikipedia.

“Adolf Hitler was a government official. “Historians estimate that around 1.1 million people perished in Auschwitz during the less than 5 years of its existence. The majority, around 1 million people, were Jews. The second most numerous group, from 70 to 75 thousand, was the Poles, and the third most numerous, about 20 thousand, the Roma. About 15 thousand Soviet POWs and 10 to 15 thousand prisoners of other ethnic backgrounds (including Czechs, Belorussians, Yugoslavians, French, Germans, and Austrians) also died there.
<https://www.auschwitz.org/en/history/auschwitz-and-shoah/the-number-of-victims/> . In view of the role that it played in the realization of the Nazi extermination plans, Auschwitz is known around the world as a symbol of genocide perpetrated by Nazi Germany, and especially of the destruction of the Jews. “When the Nazis came to power in 1933, there were several thousand Black people living in Germany. The Nazi regime harassed and persecuted them because the Nazis viewed Black people as racially inferior. While there was no centralized, systematic program targeting Black people for murder, many Black people were imprisoned, forcibly sterilized, and murdered by the Nazis.”
<https://encyclopedia.ushmm.org/content/en/article/afro-germans-during-the-holocaust>.

The Respondent City of Los Angeles, are government officials much like Adolf Hitler was. Bull Conner, Lester Maddox, George Wallace, were government officials.” (Source: Internet) First they came for the socialists, and I did not speak out—because I was not a socialist. Then they came for the trade unionists, and I did not speak out—because I was not a trade unionist. Then they came for the Jews, and I did not speak out—because I was not a Jew. Then they came for me—and there was no one left to speak for me. —Martin Niemöller. A History of Los Angeles government housing racism and retaliation.

Power Property employees

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.

The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above.

PPMG is responsible for the lack of maintenance at this address. PPMG employees are Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker.

Nisi Walton, Francisco Rubio

FAX 310-661-8195

The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above.



California Civil Rights System

Civil Rights Department

English

GJuan Johnson

- Home (/s/)
- Start a New Form (/s/initiate-case)
- Resume a Form (/s/incomplete-cases)
- View Forms (/s/ccrs-case/DFEH_Case__c/Default)
- View Appeals (/s/appeal/Appeal__c/Default)
- Resume a Record Request (/s/incomplete-record-requests)
- View Record Requests (/s/prs/PRA__c/Default)

- Get Started

Related Parties

Complaint Details

Upload Files

Appointment

Demographics

Verify & Submit

Upload Files

Appointment Information

You currently have an appointment scheduled on Monday, August 31, 2026 during the 2PM-3PM hour.

All documents submitted to the CRD by any party, whether uploaded to this website or sent by other means, are public records that may be subject to disclosure under the California Public Records Act, Gov. Code § 7920.000 et seq.

Save & Upload

Upload Files

Or drop files



Case Summary

Case #:
202604-34459608

Case Name:
Johnson / CITY OF LOS ...

Form Type:
Housing

Status:
New

Uploaded Files	
FILE NAME	CREATED
 2026-5-19 Email RSO more docs CE 323 472	Aug 22, 2026
 2026-2-20 email dod city	Aug 22, 2026
 Case intake 202604-34459608 Summary of	Aug 20, 2026
 2026-6-8 Scanned code violation 993482_compressed	Aug 20, 2026
 2026-8-20 Published NR Request 26-15448	Aug 20, 2026
 2026-8-6 PC published 26-1060 at 194 pages	Aug 19, 2026
 2026-8-12 Email City and Owner	Aug 19, 2026

If you need an accommodation for a disability in order to complete a form, call 844-541-2877 (voice), 800-700-2320 (TTY) or California's Relay Service at 711. Or you can email us at accommodations@calcivilrights.ca.gov.

FILE NAME		CREATED	English	
	2026-5-22 Email on parking and utilities	Aug 19, 2026	Download	Delete
	2026-5-29 Letter Fax to Owner and City	Aug 19, 2026	Download	Delete
	2026-5-16 Email City Council and Owner	Aug 19, 2026	Download	Delete
	2026-5-11 Email services requested	Aug 19, 2026	Download	Delete
	2026-3-9 Fax PPM Response to His Letter	Aug 19, 2026	Download	Delete
	2026-5-11 PC Submitted 1174	Aug 19, 2026	Download	Delete
	2026-3-10 Fax to PPM Further Response	Aug 19, 2026	Download	Delete
	2026-3-9 Gmail PPM My Response	Aug 19, 2026	Download	Delete
	2026-3-9 Response to Khammar March 9 letter	Aug 19, 2026	Download	Delete
	2026-8-12 Email City and Owner	Aug 19, 2026	Download	Delete
	2026-8-13 Request 26-15448 Damage Claim	Aug 19, 2026	Download	Delete 
	2026-7-6 Notice and Order to Comply 1522	Aug 19, 2026	Download	Delete
	2026-8-18 Scanned Code Violation Complaint 1003265	Aug 19, 2026	Download	Delete
	2026-4-7 Email to City and Owner	Apr 8, 2026	Download	Delete
	2026-3-28 Email Demolition at Hi Point	Apr 8, 2026	Download	Delete
	2026-3-24 EMAIL City and owner w Fax	Apr 8, 2026	Download	Delete
	2026-3-17 Email City and Owner on inspection	Apr 8, 2026	Download	Delete

[< Previous](#)[Next >](#)

Request Visibility: Published

<

>

Request 26-15448

✓

Closed

2 of 33 with filters active

Dates

Received
August 13, 2026 via web

Requester

Geary Juan Johnson

tainmount@sbcglobal.net

1522 Hi Point St 9, Los Angeles, CA, 90035

323-8073099

Self

Staff assigned

Departments
City Clerk

Point of contact
Clerk CPRA Coordinator

Request

A response is requested. This claim has been sent in original format by Priority US Mail. (The Supplement appears first). Supplement to Claim for Damages

CITY CLERK, 200 NORTH SPRING STREET,
ROOM 395, CITY HALL, LOS ANGELES, CA 90012

August 13, 2026

From Geary J. Johnson

A signed copy may be mailed via US Mail.

The August 11, 2026 dated Claim for Damages against City of Los Angeles is hereby amended to include the following added causes if action:

Violation of Privacy.

Negligence.

Violation of mandatory duty California government code 815.6, welfare and institutional code 17,000 section.

Violation of California civil code section 3490 et seq.

Violation of California civil code 3501 et seq.

Inverse condemnation/violation of article 1 and 19 of California constitution.

Waste of public funds and resources, California civil code of procedure 526A.

Violation of California, environmental quality act.

Violation of California disabled persons act, California civil code section 54.

Violation of Title II of the Americans With Disabilities Act, 42 USC sections 12131, et seq.

Violation of section 504 of the rehab rehabilitation act, 29 Usc section 791 et seq.

Violation of due process and protection.

Violation of due process – state-created danger doctrine

Uncompensated taking, 42 USC section 1983.

Municipal liability for unconstitutional custom or policy, 42 USC section 1983.

This is neither a fax or email. All rights reserved.

Geary Juan Johnson aka Geary J. Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

323-807-3099

**Re: Attachment In Support to Claim for Damages
Against City of Los Angeles**

From: Geary J. Johnson

Date: August 12 , 2026

2. Factual allegations

See enclosures

3. Witnesses and involved parties

See enclosures and emails

4. Damages

According to proof

Further causes of action

1. In response to case CE320463, and your letter of case closure dated March 6, 2026, from city employee Agassi Topchian, these are the documents forwarded to the complaint, and these documents are included

in this claim by reference: CE 320463 Case RSO Legal Assistance List.pdf

2025-9-11 SC Redacted Court Approves RA 3297 copy

2025-10-1 Rent Receipt unit 9.pdf

2025-11-1 Rent Paid PDF

2025-12-1 Rent Checks Dec 1.pdf

2026-1-1 rent payment unit 9.pdf

2026-1-23 Redacted Handicapped Placard Approval Johnson copy

2026-2-1 Rent Receipt Paid.pdf

2026-2-5 Disability Complaint RA re PPM Hi Point.pdf

2026-2-5 Fax RA to PPM from Johnson.pdf

2026-2-5 Second Fax PPM re RA.pdf

2026-2-11 PC Letter from Thomas Khammar PPM copy

2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf

2026-2-14 Fax PPM re communications.pdf

2026-2-14 Fax PPM re Effective Accommodations

2026-2-14 Second fax to Thomas Khammar.pdf

2026-2-14 to send 2nd fax to ppm.pdf

2026-2-16 Email to Owner and City

2026-2-18 Fax HP PPM.pdf

2026-2-24 Johnson w 1st Window Damages.jpg

2026-2-24 Second Johnson Car Window Damaged.jpg

2026-2-26 Fax to Power Property re car Damaged.pdf

2026-2-27 Fax to PPM re Car Damage and Other Housing

2026-2-28 Fax on Rent Decrease for Utilities.pdf

2026-2-28 Fax PPM with Commentary.pdf

2026-3-1 Rent Paid.pdf

2026-3-3 Fax PPM Supplement

2026-3-3 Letter to HP Owner Via Fax

2026-3-5 Fax to PPM re Intercom and Parking

2026-3-6 Fax PPM Tandem Parking application requested

2026-3-7 Fax PPM cars parked illegally.pdf

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

2026-3-9 Fax PPM Response to His Letter

2026-3-9 Letter from Thomas Khammar via post

2026-3-9 List Docs to RSO CE 320 463

2026-3-9 Response to Khammar March 9 letter

CCP 527.6 Excerpt Terms

Harassment Defined California Code, CCP 527.6.pdf

Redacted Rental agreement 1522 No
9_compressed.pdf

2. Documents received by the City. These documents are included in this claim by reference.

Docs for Case RSO CE 323 473

Docs for Case RSO CE 323 472

2022-8-14 Intercom Unit 9.jpg

2025-6-1 Rent Payment 1522.pdf

2025-9-1 rent receipt copy.jpeg

2025-11-4 Rent Paid Nov.pdf

2026-1-1 rent payment unit 9.pdf

2026-2-1 Rent Receipt Paid.pdf

2026-2-24 Second Johnson Car Window Damaged.jpg

2026-3-1 Rent Paid.pdf

2026-3-14 side window car damage compressed.pdf

2026-3-19 Email from Scott Civil Rights.pdf

2026-4-13 Email City and Owner.pdf

2026-4-15 Email Owner and City.pdf

2026-4-16 Fax to PPM.pdf

2026-4-17 Email City and Owner.pdf

2026-4-20 Email City and Owner re ADA Parking.pdf

2026-4-24 police report re HPoint car.pdf

2026-4-26 intercom in unit.jpg

Add to RSO CE 322 430.pdf

AI question re rent increase.pdf

Redacted Rental agreement 1522 No
9_compressed.pdf

3. See enclosed "Annual Rent Increases Unit 9 - 2020-2025 Change Terms" which was forwarded to the RSO department.

4. I address the RSO department notice of case closure for the following cases CE322436, CE 323472, CE32 0463. I disagree with each decision in its entirety because:

The documents provided revealed an increase in violation of the RSO. The RSO March 6 letter states that services contracts are not regulated under the RSO, that the cost of additional parking is not within preview of this department to investigate. I disagree with that because the department jurisdiction over all housing services, which includes parking, according to the Los Angeles municipal code. Therefore, the RSO position in this regard is negligence, abuse of authority, and abuse of discretion. Also, The actions of city employees stated herein are negligent acts or omissions of its employees acting within the scope of their employment and also a public entity's failure to discharge a mandatory duty required by an enactment. City employees have a mandatory duty not to engage in acts of discrimination due to race and disability of myself as tenant.

The landlord has engaged in HARASSMENT, a knowing and willful course of conduct directed, against a specific tenant, myself, that causes detriment and harm that serves no lawful purpose. The facts in possession of the RSO department show that harassment has occurred and that the City admitted

constructive knowledge of denial of reasonable housing accommodations, is for purposes of harassment.

The case closure of CE322436 indicates that the department is aware of the request for reasonable accommodation. This should be under the jurisdiction of the housing department yet in the April 29 letter of the housing department I'm referred to the housing rights center ("HRC"). The housing right center has provided no assistance to me after I put in the complaint with them, therefore it is futile to try to contact the housing rights center for assistance who I believe is a city government funded agency.

The RSO referral to the housing rights center, therefore is not acceptable as a resolution of the damages that have occurred.

The RSO decision of June 10, 2026 case closure states, "your landlord has offered you a parking agreement to execute the request." This does not constitute a legitimate reason for denying me the requested housing services accessible parking because such an agreement would result in an illegal rent increase and also illegal unbundling of parking from the rent agreement and rent paid. It is also unlawful under HUD regulations to charge a fee for a housing accommodation. In addition in over six months now, the owner has not given me a copy of the alleged tandem parking agreement, so I can have it reviewed by the housing department. Therefore there is no agreement, and therefore your mention of such agreement is false, negligence, abuse of authority, and abuse of discretion. negligent acts or omissions of its employees acting within the scope of their employment and also a public entity's failure to discharge a mandatory duty required by an enactment. City employees have a mandatory duty not to engage in acts of discrimination due to race and disability of myself as tenant.

You claim that the cost of additional parking is not within the purview of the department to investigate. I disagree. Any housing services as defined by the LA municipal code are under your jurisdiction to investigate. You refused to investigate is a negligence, abuse of authority and abuse of discretion. RAC 410.04

Housing Services Defined

"Housing services are services that are connected with the use or occupancy of a rental unit **including, but not limited to**, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services)." There is no indication in that code section that the owner can create a separate agreement for parking, and there is no indication that the city RSO department can recognize or refuse to enforce or not enforce a separate agreement, since the RSO department has jurisdiction over parking and included but not limited to, which means that the City cannot limit its authority when it comes to parking and claim that they don't have jurisdiction over separate parking agreement or even tandem parking. Tandem parking is also under the jurisdiction of the city building code.

The RSO department has not alleged any law that gives the landlord, the right to engage in a separate agreement for parking. My rent agreement which the city implies it has authority to enforce, says that it is implied that the owner has made available to me parking for space one and space two. That could mean two cars or it could mean tandem parking. Nevertheless, the municipal code section quoted does not give the RSO department the right to attempt to segregate the parking or unbundle it from the rent agreement or from the property, the RSO in LA municipal code do not give the housing department authority to even suggest a separate agreement for the parking. There is no legal authority for the owner in this case to create a separate agreement for the parking because under my rent agreement everything is included, there's no separate agreements. In addition, as the city is aware that I am entitled to a reasonable accommodation and handicap parking stall, the law does not allow the owner to create a separate agreement or fee to provide a reasonable accommodation.

ADDITIONAL ALLEGATIONS FOR THIS COMPLAINT

1. This represents continuing damages and obligations of the property owner and obligations and continuing damages —and evidence created by the city of Los Angeles government and its employees.
2. As the movant in city case civil rights DIS0002519, I have requested a copy of the case file. I have also given my permission for the case file to be released. The case file has not been released to me. The city employees have engaged in abuse of authority, abuse of discretion, negligence, and abuse of Power for not releasing the file.
3. The actions of the city government employees mentioned to in our arbitrary, capricious, and unjust, and abuse of authority and discretion.
4. I reserve the right to file a petition for a writ of mandate with the court of competent jurisdiction regarding these matters here and, without limitation, to other causes if action to include 42 USC 1983 or state California Unruh Act, civil code section 52,52.
5. This complaint includes by reference all code violation complaints, all emails and other communications to city employees, all NEXTREQUEST publications and all city council meeting ubmissions including, but not limited to from myself authored over the last 12 months,
6. City employees and officials can be liable in this complaint under Key Statutes Creating Exceptions for Liability
 - **Government Code § 815.2:** Imposes vicarious liability on a public entity for the negligent acts or omissions of its employees acting within the scope of their employment.
 - **Government Code § 815.6:** Establishes liability for a public entity's failure to discharge a mandatory duty required by an enactment.
 - **Government Code § 835:** Creates an exception allowing recovery when a person is injured due to a dangerous condition on public property.
7. The facts herein create government employee(s) liability under GC 815.2 an GC 815.6.
8. It is not unusual that on behalf of Mayor Karen Bass and council, the HOUSING DEPARTMENT

Agassi Topchian employee would suggest that tenant engage in an illegal activity to try to unbundle parking when the rental agreement is already the parking agreement. Tandem parking has always been part of the rental agreement, and parking provided by the landlord with no separate fee to tenants. If such a practice does exist, it is done so in a discriminatory manner. It is a violation of state California law to unbundle parking in an 1972 built building such as this building. The city has actual and constructive knowledge that the owner previously offered in 2014-2022 that tenant myself should pay \$50 to park in a tandem stall, but the owner refused to honor that process. Now suddenly in a discriminatory practice apparently authorized by Mayor Karen Bass, the owner wants to charge \$150 for parking, while this is blatantly racist because there are no white tenants paying \$150 for parking at this 27 car stall lot. At least six parking stalls are completely vacant.

9. Tenant myself previously was assigned to and parked in a tandem two car stall on this property for four years, and there was no separate agreement or charge. That is the facts which the racist Los Angeles Housing Department refuses to acknowledge.

All rights reserved.

Geary J. Johnson

1522 Hi Point St 9

Los Angeles. CA. 90035

Show less

Timeline

Documents



Request published

Anyone with access to this request

August 13, 2026, 1:35pm



Request closed



Anyone with access to this request

As of this date, our office has determined that the Office of the City Clerk is not in possession of any documents or information relating to your

request. Please be advised that this response does not include any records that may be in the custody of other City departments. **Each department in the City of Los Angeles maintains and is responsible for its own records.** This request with the Office of the City Clerk is considered closed.

For all other city department's records please go to their respective webpage and contact them directly or please contact 311 Call Center at 213-473-3231.

--

If you wish to follow up on your submitted claim, please contact the Office of the City Attorney. Additional information may be found at <https://cityattorney.lacity.gov/claims>.

Thank you.

August 13, 2026, 12:38pm by Staff



Department assignment

Anyone with access to this request

City Clerk

August 13, 2026, 11:17am by the requester



Request opened

Anyone with access to this request

Request received via web

August 13, 2026, 11:17am by the requester

FAQS
Help
Privacy
Terms
City Webpage

 **CIVICPLUS**
NextRequest

Words 923. Attachment to Code Violation Complaint Aug 17, 2026.

1003265

Housing accommodation defined LA municipal code article 5.6.1 and section 45.66 definitions. LA municipal code section 13 B – 5.5 in sections 12.22.8.27.

Council Agenda Item number 26–0160 –S 28 at May 3, 2026 at 9:44 PM. When an intercom or building call box unit fails to provide working two-way audio or visual connection, its constitute a housing and building code violation. 2010 ADA standards for accessible design. Los Angeles building coach section 11 B – 708.4.2..

Los Angeles and California building code standards Title 24 and LA municipal code sections 91.8 10 4.5.1, 91.2.600, 91.2.700, 91.2.800, 91.2.900, 91.2.11 00, 91.8014. 5.1, 91.810 4.1, 91.8104. 8.1.

- (1) The parking gate at this address is frequently not working and will not open or close unless done so manually. The parking gate is in disrepair. The parking gate is in the common area. (2) The door entry intercom system is in the common area. City documents show that there is no connecting interface or indoor monitor in any of the 18 units, but particularly unit 9. The door entry intercom is not fully functional. (3) The front door of the building is off track because there is a gaping hole at the top of the door; also the door slams shut when closed; the door is supposed to close slowly and quietly. (4) There is no wheelchair height door viewer or peephole for unit 9; there is no accessible height level deadbolt; there is no door viewer that allows occupants unit 9 to see both ends of the hallway.(5) Tenant unit 9 lacks an accessible parking stall. These issues are when applicable requests for reasonable accommodation as well as repair maintenance issues under the jurisdiction of the City of Los Angeles code violation department.

An inspector may have been scheduled to visit the property today due to a broken kitchen drawer. However the owner of the property did not provide to me the required 24 hour written posted notice under California Civil Code section 1954, nor did the Code enforcement department provide notice to me. At the time of today's set inspection, the city employees were aware of the requested accommodation accessible parking stall, accessible door viewer, and accessible unit intercom interface. The lack of diligent inspection of the door entry intercom interface, and other areas above, is occurring due to racial bias, retaliation because I complained, and because I have a disability.

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, sections CC 51,52. Based on documents received by the city government USPS priority mail 9405 5118 9956 1328 1782 97.



“James Byrd Jr. (May 2, 1949 – June 7, 1998) was an African-American man who was murdered by three men, two of whom were avowed white supremacists, in Jasper, Texas, on June 7, 1998. Shawn Berry, Lawrence Brewer, and John King dragged him for 3 miles (5 kilometers) behind a Ford pickup truck along a dirt road. Byrd, who remained conscious for much of his ordeal, was killed about halfway through the dragging when his body hit the edge of a culvert, severing his right arm and head. The murderers drove on for another 1+ ½ miles (2.5 kilometers) before dumping his torso in front of a Black cemetery.” Wikipedia.

“Adolf Hitler was a government official. “Historians estimate that around 1,1 million people perished in Auschwitz during the less than 5 years of its existence. The majority, around 1 million people, were Jews. The second most numerous group, from 70 to 75 thousand, was the Poles, and the third most numerous, about 20 thousand, the Roma. About 15 thousand Soviet POWs and 10 to 15 thousand prisoners of other ethnic backgrounds (including Czechs, Belorussians, Yugoslavians, French, Germans, and Austrians) also died there. <https://www.auschwitz.org/en/history/auschwitz-and-shoah/the-number-of-victims/> . In view of the role that it played in the realization of the Nazi extermination plans, Auschwitz is known around the world as a symbol of genocide perpetrated by Nazi Germany, and especially of the destruction of the Jews. “When the Nazis came to power in 1933, there were several thousand Black people living in Germany. The Nazi regime harassed and persecuted them because the Nazis viewed Black people as racially inferior. While there was no centralized, systematic program targeting Black people for murder, many Black people were imprisoned, forcibly sterilized, and murdered by the Nazis.” <https://encyclopedia.ushmm.org/content/en/article/afro-germans-during-the-holocaust> . The Respondent City of Los Angeles, are government officials much like Adolf Hitler was. Bull

Conner, Lester Maddox, George Wallace, were government officials." (Source: Internet)

First they came for the socialists, and I did not speak out—because I was not a socialist.

Then they came for the trade unionists, and I did not speak out—because I was not a trade unionist.

Then they came for the Jews, and I did not speak out—because I was not a Jew.

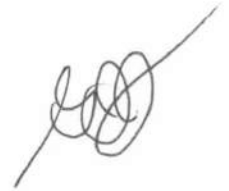
Then they came for me—and there was no one left to speak for me. —Martin Niemöller.

A History of Los Angeles government housing racism and retaliation.

The city site claims, "If you do not return or answer our calls after 3 attempts, your complaint will be closed as nonresponsive." Do city employees know how to use voicemail?

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

Words 923.



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 **1003265**

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



CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

Select Language ▼

Powered by Google Translate

PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

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

Total Units (legal unit count may vary): 18

Total Exemption Units: 0

Rent Registration Number: 0270090

Rent Office ID: Wishire

*Census Tract: 216700

Code Regional Area: West Regional Office

*Council District: 10

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

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H) *

3238073099

Phone (C):

Email Address:

tainmount@sbglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category *

MAINTENANCE

Violation Type *

Select Violation Type

Selected Violation Types *

Building and/or premises unsafe, or unclear
Premises not maintained in a safe and sanitary condition
Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanit

Remove from List

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

Additional Comments:

Words 923 Attachment to Code Violation Complaint Aug 17, 2026

Manager Name:

Brian Vasquez

Manager Phone(H):

(310) 593-3955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Los Angeles

Owner Zip Code:

90035

Submit Complaint



CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

Select Language ▼

Powered by Google Translate

PROPERTY INFORMATION

Assessor Parcel Number: 5068018035

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

Total Units (legal unit count may vary): 18

Total Exemption Units: 0

Rent Registration Number: 0270090

Rent Office ID: Wilshire

*Census Tract: 216700

Code Regional Area: West Regional Office

*Council District: 10

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

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: *

MAINTENANCE

Violation Type: *

Select Violation Type

Selected Violation Types: *

Building and/or premises unsafe, or unclean
Premises not maintained in a safe and sanitary condition
Windows, doors, cabinets, and frames not operable, defective, missing, and/or unsanit

Remove from List

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

Additional Comments:

Geary J. Johnson, 1522 Hi Point St 9, Los Angeles, CA, 90035, 323-807-3099.
Words 923.

Manager Name:

Brian Vasquez

Manager Phone(H):

(310) 593-3955

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

Los Angeles

Owner Zip Code:

90035

Submit Complaint

Documents for City Case CE 328 163

From: G Johnson (tainmount@sbcglobal.net)

To: lahd.rso.central@lacity.org

Cc: cd10@lacity.org

Date: Tuesday, August 18, 2026 at 12:14 PM PDT

Astrid Bender
Los Angeles Housing Department
1910 Sunset Blvd Suite 300
Los Angeles CA 90026
213-275-3493
Mayor Karen Bass

Dear Bender:

1. I believe you are a racist who discriminates against me because I am Black and because I have a disability.
2. I received your letter of August 12 requesting documents within 15 days with the case number on them.
3. Please see attached rental agreement 2010 with the case number on it.
4. I will forward more docs in a few days.
5. Please see attached Change in Terms if Tenancy 2020-2025, as one document. "RSO Rent Increases Change Terms 2022-2025 Unit 9.", with case number stamped on the document. Six page document.
- 6.. This case involves an illegal rent increase in that the City has restricted landlords who pay utilities, from charging the 1% for each utility. This landlord Hi Point 1522 LLC is still charging my unit (and others) the 2% for the utilities. My belief is that the City restriction started February 2026, but I was not able to verify this from the Housing Department.

In a few days, I will forward the 6 months of rent paid receipts to you.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9

Los Angeles. CA. 90035

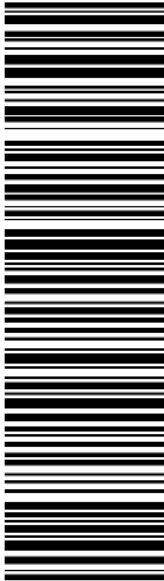
Phone 323-807-3099



2026-8-18 Redacted Rental agreement 1522 No 9.pdf
8.3 MB



RSO Rent Increases Change Terms 2022-2025 Unit 9.pdf
3.5 MB

P US POSTAGE & FEES PAID IMI PRIORITY MAIL ZONE 1 FLAT-RATE ENVELOPE Commercial	063S0017289498 FROM 90035  08/12/2026	USPS PRIORITY MAIL® Geary Johnson 1522 HI POINT ST APT 9 Los Angeles CA 90035-3941 SHIP TO: CITY CLERK CITY HALL 200 N SPRING ST STE 395 LOS ANGELES CA 90012-3239 	USPS TRACKING #  9405 5118 9956 1320 7021 93	 DAMAGE CLAIM AGAINST CITY LA
---	--	--	---	--

Stamps.com Shipping Label Receipt	Delivery Confirmation™ Service Number: 9405 5118 9956 1320 7021 93
Priority Mail with USPS TRACKING® Electronic Service Fee: \$0.00 Additional Services: Insured Total Postage and Fees: \$11.12 Weight: 1 oz Print Date: 08/12/2026 Mailing Date: 08/12/2026	From: Geary Johnson 1522 HI POINT ST APT 9 Los Angeles CA 90035-3941
To: CITY CLERK CITY HALL 200 N SPRING ST STE 395 LOS ANGELES CA 90012-3239	USPS Postmark Here
*Regular Priority Mail Service postage rates apply. There is no fee for Delivery Confirmation™ service on Priority Mail services with use of this electronic shipping label. Postmark required if fee refund requested. Delivery information is not available by phone for the electronic option.	

- Instructions:**
1. Adhere shipping label to package with tape or glue - DO NOT TAPE OVER BARCODE. Be sure all edges are secured. Self-adhesive label is recommended.
 2. Place the label so it does not wrap around the edge of the package.
 3. This package may be deposited in any collection box, handed to your mail carrier, or presented to a clerk at your local Post Office.
 4. Each confirmation number is unique and can be used only once - DO NOT PHOTOCOPY.
 5. You must mail this package on the "mail date" that is specified on this label.

Re: Aug 12, 2026. City Refuses Diligent Enforcement of Building Code. UPDATE REQUEST FOR FEDERAL INTERVENTION. TODAY'S HOUSING REQUESTS.

From: G Johnson (tainmount@sbcglobal.net)

To: alan.christensen@lacity.org; vasquezbrian79@gmail.com; marke.bridge@lacity.org; vatche.kasumyan@lacity.org; germain.mendoza@lacity.org; steven.harrison@lacity.org; councilmember.hernandez@lacity.org; councilmember.nazarian@lacity.org; bob.blumenfield@lacity.org; contactcd4@lacity.org; councilmember.yaroslavsky@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; rene.flores@lacity.org; 09e41e7459a05677911c@powerpropertygroup.mailer.appfolio.us; thomas@powerpropertygrp.com; brent@powerpropertygrp.com; cynthia@powerpropertygrp.com; phillip.munguia@lacity.org; thomas.scott@lacity.org

Cc: lamayornews@lacity.org; ladbs.ahs@lacity.org; foia@hud.gov; congressionalaffairs@hudoig.gov; son.vuong@lacity.org; raul.vasquez@lacity.org

Bcc: hairylegs27@gmail.com

Date: Wednesday, August 12, 2026 at 10:34 AM PDT

To whom it may concern:

A new claim for damages is being filed against the City government.
Here is an excerpt:

**Re: Attachment In Support to Claim for Damages
Against City of Los Angeles
From: Geary J. Johnson
Date: August 12 , 2026**

2. Factual allegations
See enclosures

3. Witnesses and involved parties

See enclosures and emails

4. Damages

According to proof

Further causes of action

1. In response to case CE320463, and your letter of case closure dated March 6, 2026, from city employee Agassi Topchian, these are the documents forwarded to the complaint, and these documents are included in this claim by reference: CE 320463 Case RSO Legal Assistance List.pdf

2025-9-11 SC Redacted Court Approves RA 3297 copy

2025-10-1 Rent Receipt unit 9.pdf

2025-11-1 Rent Paid PDF

2025-12-1 Rent Checks Dec 1.pdf

2026-1-1 rent payment unit 9.pdf

2026-1-23 Redacted Handicapped Placard Approval Johnson copy

2026-2-1 Rent Receipt Paid.pdf

2026-2-5 Disability Complaint RA re PPM Hi Point.pdf

2026-2-5 Fax RA to PPM from Johnson.pdf

2026-2-5 Second Fax PPM re RA.pdf

2026-2-11 PC Letter from Thomas Khammar PPM copy

2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf

2026-2-14 Fax PPM re communications.pdf

2026-2-14 Fax PPM re Effective Accommodations

2026-2-14 Second fax to Thomas Khammar.pdf

2026-2-14 to send 2nd fax to ppm.pdf

2026-2-16 Email to Owner and City

2026-2-18 Fax HP PPM.pdf

2026-2-24 Johnson w 1st Window Damages.jpg

2026-2-24 Second Johnson Car Window Damaged.jpg
2026-2-26 Fax to Power Property re car Damaged.pdf
2026-2-27 Fax to PPM re Car Damage and Other Housing
2026-2-28 Fax on Rent Decrease for Utilities.pdf
2026-2-28 Fax PPM with Commentary.pdf
2026-3-1 Rent Paid.pdf
2026-3-3 Fax PPM Supplement
2026-3-3 Letter to HP Owner Via Fax
2026-3-5 Fax to PPM re Intercom and Parking
2026-3-6 Fax PPM Tandem Parking application requested
2026-3-7 Fax PPM cars parked illegally.pdf
2026-3-8 Fax to PPM w Placard and Court Order.pdf
2026-3-9 Fax PPM Response to His Letter
2026-3-9 Letter from Thomas Khammar via post
2026-3-9 List Docs to RSO CE 320 463
2026-3-9 Response to Khammar March 9 letter
CCP 527.6 Excerpt Terms
Harassment Defined California Code, CCP 527.6.pdf
Redacted Rental agreement 1522 No 9_compressed.pdf

2. Documents received by the City. These documents are included in this claim by reference.

Docs for Case RSO CE 323 473

Docs for Case RSO CE 323 472

2022-8-14 Intercom Unit 9.jpg
2025-6-1 Rent Payment 1522.pdf
2025-9-1 rent receipt copy.jpeg
2025-11-4 Rent Paid Nov.pdf
2026-1-1 rent payment unit 9.pdf
2026-2-1 Rent Receipt Paid.pdf
2026-2-24 Second Johnson Car Window Damaged.jpg

2026-3-1 Rent Paid.pdf
2026-3-14 side window car damage compressed.pdf
2026-3-19 Email from Scott Civil Rights.pdf
2026-4-13 Email City and Owner.pdf
2026-4-15 Email Owner and City.pdf
2026-4-16 Fax to PPM.pdf
2026-4-17 Email City and Owner.pdf

2026-4-20 Email City and Owner re ADA Parking.pdf
2026-4-24 police report re HPoint car.pdf
2026-4-26 intercom in unit.jpg
Add to RSO CE 322 430.pdf
AI question re rent increase.pdf
Redacted Rental agreement 1522 No 9_compressed.pdf

3. See enclosed “Annual Rent Increases Unit 9 - 2020-2025 Change Terms” which was forwarded to the RSO department.

4. I address the RSO department notice of case closure for the following cases CE322436, CE 323472, CE32 0463. I disagree with each decision in its entirety because:

The documents provided revealed an increase in violation of the RSO. The RSO March 6 letter states that services contracts are not regulated under the RSO, that the cost of additional parking is not within preview of this department to investigate. I disagree with that because the department jurisdiction over all housing services, which includes parking, according to the Los Angeles municipal code. Therefore, the RSO position in this regard is negligence, abuse of authority, and abuse of discretion. Also, The actions of city employees stated herein are negligent acts or omissions of its

employees acting within the scope of their employment and also a public entity's failure to discharge a mandatory duty required by an enactment. City employees have a mandatory duty not to engage in acts of discrimination due to race and disability of myself as tenant.

The landlord has engaged in HARASSMENT, a knowing and willful course of conduct directed, against a specific tenant, myself, that causes detriment and harm that serves no lawful purpose. The facts in possession of the RSO department show that harassment has occurred and that the City admitted constructive knowledge of denial of reasonable housing accommodations, is for purposes of harassment.

The case closure of CE322436 indicates that the department is aware of the request for reasonable accommodation. This should be under the jurisdiction of the housing department yet in the April 29 letter of the housing department I'm referred to the housing rights center ("HRC"). The housing right center has provided no assistance to me after I put in the complaint with them, therefore it is futile to try to contact the housing rights center for assistance who I believe is a city government funded agency.

The RSO referral to the housing rights center, therefore is not acceptable as a resolution of the damages that have occurred.

The RSO decision of June 10, 2026 case closure states, "your landlord has offered you a parking agreement to execute the request." This does not constitute a legitimate reason for denying me the requested housing services accessible parking because such an agreement would result in an illegal rent increase and also illegal unbundling of parking from the rent agreement and rent paid. It is also unlawful under HUD regulations to charge a fee for a housing accommodation. In addition in over six months now, the owner has

not given me a copy of the alleged tandem parking agreement, so I can have it reviewed by the housing department. Therefore there is no agreement, and therefore your mention of such agreement is false, negligence, abuse of authority, and abuse of discretion. negligent acts or omissions of its employees acting within the scope of their employment and also a public entity's failure to discharge a mandatory duty required by an enactment. City employees have a mandatory duty not to engage in acts of discrimination due to race and disability of myself as tenant.

You claim that the cost of additional parking is not within the purview of the department to investigate. I disagree. Any housing services as defined by the LA municipal code are under your jurisdiction to investigate. You refused to investigate is a negligence, abuse of authority and abuse of discretion. RAC 410.04

Housing Services Defined

“Housing services are services that are connected with the use or occupancy of a rental unit **including, but not limited to**, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services).” There is no indication in that code section that the owner can create a separate agreement for parking, and there is no indication that the city RSO department can recognize or refuse to enforce or not enforce a separate agreement, since the RSO department has jurisdiction over parking and included but not limited to, which means that the City cannot limit its authority when it comes

to parking and claim that they don't have jurisdiction over separate parking agreement or even tandem parking. Tandem parking is also under the jurisdiction of the city building code.

The RSO department has not alleged any law that gives the landlord, the right to engage in a separate agreement for parking. My rent agreement which the city implies it has authority to enforce, says that it is implied that the owner has made available to me parking for space one and space two. That could mean two cars or it could mean tandem parking. Nevertheless, the municipal code section quoted does not give the RSO department the right to attempt to segregate the parking or unbundle it from the rent agreement or from the property, the RSO in LA municipal code do not give the housing department authority to even suggest a separate agreement for the parking. There is no legal authority for the owner in this case to create a separate agreement for the parking because under my rent agreement everything is included, there's no separate agreements. In addition, as the city is aware that I am entitled to a reasonable accommodation and handicap parking stall, the law does not allow the owner to create a separate agreement or fee to provide a reasonable accommodation.

ADDITIONAL ALLEGATIONS FOR THIS COMPLAINT

1. This represents continuing damages and obligations of the property owner and obligations and continuing damages —and evidence created by the city of Los Angeles government and its employees.
2. As the movant in city case civil rights DIS0002519, I have requested a copy of the case file. I have also given my permission

for the case file to be released. The case file has not been released to me. The city employees have engaged in abuse of authority, abuse of discretion, negligence, and abuse of Power for not releasing the file.

3. The actions of the city government employees mentioned to in our arbitrary, capricious, and unjust, and abuse of authority and discretion.
4. I reserve the right to file a petition for a writ of mandate with the court of competent jurisdiction regarding these matters here and, without limitation, to other causes if action to include 42 USC 1983 or state California Unruh Act, civil code section 52,52.
5. This complaint includes by reference all code violation complaints, all emails and other communications to city employees, all NEXTREQUEST publications and all city council meeting ubmissions including, but not limited to from myself authored over the last 12 months,
6. City employees and officials can be liable in this complaint under Key Statutes Creating Exceptions for Liability
 - **Government Code § 815.2:** Imposes vicarious liability on a public entity for the negligent acts or omissions of its employees acting within the scope of their employment.
 - **Government Code § 815.6:** Establishes liability for a public entity's failure to discharge a mandatory duty required by an enactment.
 - **Government Code § 835:** Creates an exception allowing recovery when a person is injured due to a dangerous condition on public property.
7. The facts herein create government employee(s) liability under GC 815.2 an GC 815.6.
8. The property herein receives local government assistance.

9. It is not unusual that on behalf of Mayor Karen Bass and council, the HOUSING DEPARTMENT Agassi Topchian employee would suggest that tenant engage in an illegal activity to try to unbundle parking when the rental agreement is already the parking agreement. Tandem parking has always been part of the rental agreement, and parking provided by the landlord with no separate fee to tenants. If such a practice does exist, it is done so in a discriminatory manner. It is a violation of state California law to unbundle parking in an 1972 built building such as this building. The city has actual and constructive knowledge that the owner previously offered in 2014-2022 that tenant myself should pay \$50 to park in a tandem stall, but the owner refused to honor that process. Now suddenly in a discriminatory practice apparently authorized by Mayor Karen Bass, the owner wants to charge \$150 for parking, while this is blatantly racist because there are no white tenants paying \$150 for parking at this 27 car stall lot. At least six parking stalls are completely vacant.
10. The actions of city employees stated herein are negligent acts or omissions of its employees acting within the scope of their employment and also a public entity's failure to discharge a mandatory duty required by an enactment. City employees have a mandatory duty not to engage in acts of discrimination due to race and disability of myself as tenant.
11. Tenant myself previously was assigned to and parked in a tandem two car stall on this property for four years, and there was no separate agreement or charge. That is the facts which the racist Los Angeles Housing Department refuses to acknowledge.

All rights reserved.

Geary J. Johnson
1522 Hi Point St 9

Los Angeles. CA. 90035

Attached RSO notices of case closure CE 320463, CE 323472, CE 322430.

All rights reserved.

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

On Monday, July 27, 2026 at 04:26:48 PM PDT, G Johnson
<tainmount@sbcglobal.net> wrote:

KAREN BASS, MAYOR, et al.

The Housing Services Requested are Needed Today

1. Accessible handicapped parking stall
2. Accessible unit door wheelchair height peephole/viewer and to see both ends of hallway

3. Accessible unit intercom system interface/monitor

(based on Los Angeles Building Code)

References

CBC and Los Angeles Building Code sections. CBC 11A and 11B. CBC section 1102A.3.CBC section 11B-202.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche, Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia. Mayor Karen Bass, Los Angeles City Council members Eunisses Hernandez, Adrin Nazarian, Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica Rodriguez, Marqueece Harris-Dawson, Curren Price, Jr., Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez, Ysabel Jurado, Tim McOsker, Paul Krekorian.

Power Property Management Group staff includes: Brent Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway, Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano Morales, Edi Hernandez, Justice Walker, Brian Vasquez, Benjamin Renkainen. The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522 Managers Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ Entity LLC, managed by Anthony Jaffe. The property management company for this site is Power Property Management which is at the same address as the other 1522 Hi Point LLC entities above. (Source: Secretary of State Business Entities)

CAPRI MADDOX, GENERAL MANAGER

CLAUDIA LUNA, ASSISTANT GENERAL MANAGER

CITY OF LOS ANGELES, CALIFORNIA, CIVIL + HUMAN RIGHTS AND EQUITY DEPARTMENT, 201 N. LOS ANGELES ST., SUITE 6, LOS ANGELES, CA 90012
(213) 978-1845. civilandhumanrights.lacity.org

To whom it may concern.

Services requested have still not been provided.
Reasonable housing accommodations have still not been provided.
The City code enforcement has not cited the property for the accessibility requirements under the Los Angeles Building Code.
I believe these actions are occurring and discrimination because of my race, Black, medical condition, and disability. None of the parties listed have offered a legitimate reasons for the discrimination and retaliation against me.

The resident manager and others continue to park in stalls that they are not assigned to. See the picture of car parked in stall 15 which is normally parked n stall 16. I have been denied a similar privilege and service to park my car in a tandem parking stall. If the tenant #12 parks in stall 15 and 16, then that has been denied to me after the owner stated the parking was first come first served. The owner claims there are no stalls available but you can clearly see from the picture that vacant stalls are available. The tenant parking in stall 15 proves that there are stalsl available. See picture.

My rental agreement clearly says "Parking Space 1" and "Parking Space 2", which indicates to me that the owner intended there to be parking for two cars for this unit household.

Racial Discrimination by owner and city government
Medical Condition Discrimination by owner and city government
Disability Discrimination by owner and city government
Retaliation by owner and city government

All rights reserved

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



2026-6-10 Letter from Housing re CE323472.pdf
1.1 MB



2026-4-29 Letter Env from LAHD CE322430.pdf
726.9 kB



2026-5-20 Letter from Housing re CE323472.pdf
749 kB



2026-3-6 Letter from Housing re CE320463.pdf
846.3 kB

**Re: Attachment In Support to Claim for Damages
Against City of Los Angeles
From: Geary J. Johnson
Date: August 12 , 2026**

2. Factual allegations
See enclosures

3. Witnesses and involved parties
See enclosures and emails

4. Damages
According to proof

Further causes of action

1. In response to case CE320463, and your letter of case closure dated March 6, 2026, from city employee Agassi Topchian, these are the documents forwarded to the complaint, and these documents are included in this claim by reference: CE 320463 Case RSO Legal Assistance List.pdf
2025-9-11 SC Redacted Court Approves RA 3297 copy
2025-10-1 Rent Receipt unit 9.pdf
2025-11-1 Rent Paid PDF
2025-12-1 Rent Checks Dec 1.pdf
2026-1-1 rent payment unit 9.pdf
2026-1-23 Redacted Handicapped Placard Approval Johnson copy
2026-2-1 Rent Receipt Paid.pdf
2026-2-5 Disability Complaint RA re PPM Hi Point.pdf
2026-2-5 Fax RA to PPM from Johnson.pdf
2026-2-5 Second Fax PPM re RA.pdf
2026-2-11 PC Letter from Thomas Khammar PPM copy
2026-2-13 PC Reply to Khammar Feb 11 Letter.pdf
2026-2-14 Fax PPM re communications.pdf
2026-2-14 Fax PPM re Effective Accommodations

2026-2-14 Second fax to Thomas Khammar.pdf
2026-2-14 to send 2nd fax to ppm.pdf
2026-2-16 Email to Owner and City
2026-2-18 Fax HP PPM.pdf
2026-2-24 Johnson w 1st Window Damages.jpg
2026-2-24 Second Johnson Car Window Damaged.jpg
2026-2-26 Fax to Power Property re car Damaged.pdf
2026-2-27 Fax to PPM re Car Damage and Other Housing
2026-2-28 Fax on Rent Decrease for Utilities.pdf
2026-2-28 Fax PPM with Commentary.pdf
2026-3-1 Rent Paid.pdf
2026-3-3 Fax PPM Supplement
2026-3-3 Letter to HP Owner Via Fax
2026-3-5 Fax to PPM re Intercom and Parking
2026-3-6 Fax PPM Tandem Parking application requested
2026-3-7 Fax PPM cars parked illegally.pdf
2026-3-8 Fax to PPM w Placard and Court Order.pdf
2026-3-9 Fax PPM Response to His Letter
2026-3-9 Letter from Thomas Khammar via post
2026-3-9 List Docs to RSO CE 320 463
2026-3-9 Response to Khammar March 9 letter
CCP 527.6 Excerpt Terms
Harassment Defined California Code, CCP 527.6.pdf
Redacted Rental agreement 1522 No 9_compressed.pdf

2. Documents received by the City. These documents are included in this claim by reference.

Docs for Case RSO CE 323 473
Docs for Case RSO CE 323 472

2022-8-14 Intercom Unit 9.jpg
2025-6-1 Rent Payment 1522.pdf
2025-9-1 rent receipt copy.jpeg
2025-11-4 Rent Paid Nov.pdf

2026-1-1 rent payment unit 9.pdf
2026-2-1 Rent Receipt Paid.pdf
2026-2-24 Second Johnson Car Window Damaged.jpg
2026-3-1 Rent Paid.pdf
2026-3-14 side window car damage compressed.pdf
2026-3-19 Email from Scott Civil Rights.pdf
2026-4-13 Email City and Owner.pdf
2026-4-15 Email Owner and City.pdf
2026-4-16 Fax to PPM.pdf
2026-4-17 Email City and Owner.pdf

2026-4-20 Email City and Owner re ADA Parking.pdf
2026-4-24 police report re HPoint car.pdf
2026-4-26 intercom in unit.jpg
Add to RSO CE 322 430.pdf
AI question re rent increase.pdf
Redacted Rental agreement 1522 No 9_compressed.pdf

3. See enclosed "Annual Rent Increases Unit 9 - 2020-2025 Change Terms" which was forwarded to the RSO department.

4. I address the RSO department notice of case closure for the following cases CE322436, CE 323472, CE32 0463. I disagree with each decision in its entirety because:

The documents provided revealed an increase in violation of the RSO. The RSO March 6 letter states that services contracts are not regulated under the RSO, that the cost of additional parking is not within preview of this department to investigate. I disagree with that because the department jurisdiction over all housing services, which includes parking, according to the Los Angeles municipal code. Therefore, the RSO position in this regard is negligence, abuse of authority, and abuse of discretion. Also, The actions of city employees stated herein are negligent acts or omissions of its

employees acting within the scope of their employment and also a public entity's failure to discharge a mandatory duty required by an enactment. City employees have a mandatory duty not to engage in acts of discrimination due to race and disability of myself as tenant.

The landlord has engaged in HARASSMENT, a knowing and willful course of conduct directed, against a specific tenant, myself, that causes detriment and harm that serves no lawful purpose. The facts in possession of the RSO department show that harassment has occurred and that the City admitted constructive knowledge of denial of reasonable housing accommodations, is for purposes of harassment.

The case closure of CE322436 indicates that the department is aware of the request for reasonable accommodation. This should be under the jurisdiction of the housing department yet in the April 29 letter of the housing department I'm referred to the housing rights center ("HRC"). The housing right center has provided no assistance to me after I put in the complaint with them, therefore it is futile to try to contact the housing rights center for assistance who I believe is a city government funded agency.

The RSO referral to the housing rights center, therefore is not acceptable as a resolution of the damages that have occurred.

The RSO decision of June 10, 2026 case closure states, "your landlord has offered you a parking agreement to execute the request." This does not constitute a legitimate reason for denying me the requested housing services accessible parking because such an agreement would result in an illegal rent increase and also illegal unbundling of parking from the rent agreement and rent paid. It is also unlawful under HUD regulations to charge a fee for a housing accommodation. In addition in over six months now, the owner has not given me a copy of the alleged tandem parking agreement, so I can have it reviewed by the housing department. Therefore there is no agreement, and therefore your mention of such agreement is

false, negligence, abuse of authority, and abuse of discretion. negligent acts or omissions of its employees acting within the scope of their employment and also a public entity's failure to discharge a mandatory duty required by an enactment. City employees have a mandatory duty not to engage in acts of discrimination due to race and disability of myself as tenant.

You claim that the cost of additional parking is not within the purview of the department to investigate. I disagree. Any housing services as defined by the LA municipal code are under your jurisdiction to investigate. You refused to investigate is a negligence, abuse of authority and abuse of discretion. RAC 410.04

Housing Services Defined

“Housing services are services that are connected with the use or occupancy of a rental unit **including, but not limited to**, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance including painting. The term also includes the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, refuse removal, furnishings, food service, parking and any other benefits, privileges or facilities. (LAMC Sec. 151.02, Definition of Housing Services).” There is no indication in that code section that the owner can create a separate agreement for parking, and there is no indication that the city RSO department can recognize or refuse to enforce or not enforce a separate agreement, since the RSO department has jurisdiction over parking and included but not limited to, which means that the City cannot limit its authority when it comes to parking and claim that they don't have jurisdiction over separate parking agreement or even tandem parking. Tandem parking is also under the jurisdiction of the city building code.

The RSO department has not alleged any law that gives the landlord, the right to engage in a separate agreement for parking. My rent agreement

which the city implies it has authority to enforce, says that it is implied that the owner has made available to me parking for space one and space two. That could mean two cars or it could mean tandem parking. Nevertheless, the municipal code section quoted does not give the RSO department the right to attempt to segregate the parking or unbundle it from the rent agreement or from the property, the RSO in LA municipal code do not give the housing department authority to even suggest a separate agreement for the parking. There is no legal authority for the owner in this case to create a separate agreement for the parking because under my rent agreement everything is included, there's no separate agreements. In addition, as the city is aware that I am entitled to a reasonable accommodation and handicap parking stall, the law does not allow the owner to create a separate agreement or fee to provide a reasonable accommodation.

ADDITIONAL ALLEGATIONS FOR THIS COMPLAINT

1. This represents continuing damages and obligations of the property owner and obligations and continuing damages —and evidence created by the city of Los Angeles government and its employees.
2. As the movant in city case civil rights DIS0002519, I have requested a copy of the case file. I have also given my permission for the case file to be released. The case file has not been released to me. The city employees have engaged in abuse of authority, abuse of discretion, negligence, and abuse of Power for not releasing the file.
3. The actions of the city government employees mentioned to in our arbitrary, capricious, and unjust, and abuse of authority and discretion.
4. I reserve the right to file a petition for a writ of mandate with the court of competent jurisdiction regarding these matters here and, without limitation, to other causes if action to include 42 USC 1983 or state California Unruh Act, civil code section 52,52.
5. This complaint includes by reference all code violation complaints, all emails and other communications to city employees, all NEXTREQUEST publications and all city council meeting ubmissions

including, but not limited to from myself authored over the last 12 months,

6. City employees and officials can be liable in this complaint under Key Statutes Creating Exceptions for Liability
 - **Government Code § 815.2:** Imposes vicarious liability on a public entity for the negligent acts or omissions of its employees acting within the scope of their employment.
 - **Government Code § 815.6:** Establishes liability for a public entity's failure to discharge a mandatory duty required by an enactment.
 - **Government Code § 835:** Creates an exception allowing recovery when a person is injured due to a dangerous condition on public property.
7. The facts herein create government employee(s) liability under GC 815.2 an GC 815.6.
8. The property herein receives local government assistance.
9. It is not unusual that on behalf of Mayor Karen Bass and council, the HOUSING DEPARTMENT Agassi Topchian employee would suggest that tenant engage in an illegal activity to try to unbundle parking when the rental agreement is already the parking agreement. Tandem parking has always been part of the rental agreement, and parking provided by the landlord with no separate fee to tenants. If such a practice does exist, it is done so in a discriminatory manner. It is a violation of state California law to unbundle parking in an 1972 built building such as this building. The city has actual and constructive knowledge that the owner previously offered in 2014-2022 that tenant myself should pay \$50 to park in a tandem stall, but the owner refused to honor that process. Now suddenly in a discriminatory practice apparently authorized by Mayor Karen Bass, the owner wants to charge \$150 for parking, while this is blatantly racist because there are no white tenants paying \$150 for parking at this 27 car stall lot. At least six parking stalls are completely vacant.

10. The actions of city employees stated herein are negligent acts or omissions of its employees acting within the scope of their employment and also a public entity's failure to discharge a mandatory duty required by an enactment. City employees have a mandatory duty not to engage in acts of discrimination due to race and disability of myself as tenant.
11. Tenant myself previously was assigned to and parked in a tandem two car stall on this property for four years, and there was no separate agreement or charge. That is the facts which the racist Los Angeles Housing Department refuses to acknowledge.

All rights reserved.

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

Claim For Damages

Claimant

Select Prefix ▼

First

Geary

Middle

Juan

Last

Johnson

Suffix

Birth Date of Claimant
(mm/dd/yyyy)

10/27/1953



Email Address

tainmount@sbcglobal.net

Sex



Male



Female

Home Address of Claimant

1522 Hi Point St 9



City

LOS ANGELES

State

CA

Zip 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 ANGELES

State

CA

Zip Code

90035

How did DAMAGE or INJURY occur? Please include as much detail as possible.

I filed an approved Police Complaint on or around 6/22/2026. The Police have not made contact with me to diligently investigate the complaint. I received notice from



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

06/22/2026



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

1522 Hi Point St 9

City

LOS ANGELES

State

CA

Zip

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.

Chief Michael Moore, Mayor Karen Bass, and the city of Los Angeles. This complaint is made pursuant to a petition for writ of mandamus, action under 41 U.S.C. section 1983, and CGC section 815.2, for negligence and misconduct. The Police Complaint

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

To be determined. Violation 42 USC section 1981.

What is the AMOUNT of your claim?

\$20,000.00

Please itemize your damages

Violation of civil rights

Attorney Information:

Name Prefix

Select Prefix...

First Name (or Company)

Middle

Last

Suffix

Address

City

State

Zip Code

Phone

Email

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

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

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 DISTANCES TO STREET CORNERS. PLEASE INDICATE WHERE NORTH IS ON THE DIAGRAM. ATTACH

YOUR DIAGRAM BY CLICKING ON THE BUTTON BELOW OR CREATE YOUR OWN DIAGRAM CLICK THIS LINK [Click Here](#)

Attach your diagram

Select files...

2026-6-22 PC Approved LA Police Report re Power Property Mgmt Inc...

Request 26-12193 - Police - NextRequest.pdf



Gary Juan Johnson

Please sign above

* signature is mandatory



I'm not a robot

reCAPTCHA

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)

Disclaimer: Please allow up to 15 minutes for your claim to be processed before expecting a confirmation email. If you have received a message indicating your claim was successfully submitted, please do not resubmit and allow the system time to complete processing.

Submit

Cancel



CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

Select Language ✓

Powered by Google Translate

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

993482

PROPERTY VIOLATION REPORTED

Thank You, we have received your request for inspection:

Your Case number is 993482

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



CODE ENFORCEMENT DIVISION - REPORT A VIOLATION

Select Language

Powered by Google Translate

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

Unit #:

9

City:

Los Angeles

Zip:

90035

Phone (H): *

3238073099

Phone (C):

Email Address:

tainmount@sbcglobal.net

Violation Location:

EXTERIOR AND INTERIOR AND PARKING LOT

(Example: Kitchen, Bathroom, Outdoor)

Violation Category: *

ELECTRICAL



Violation Type: *

Select Violation Type



Selected Violation Types: *

Electrical wiring disconnected and/or abandoned

Remove from List

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

Additional Comments:

June 8, 2026 Monday Word count 1540.

Los Angeles California. Attach to code violation complaint from Geary J. Johnson at 1522 Hi Point St 9, Los Angeles. CA. 90035.

Manager Name:

Brian Vasquez

Manager Phone(H):

310-218-8499

Manager Phone (W):

Owner Name:

HI POINT 1522 LLC

Owner Phone(H):

Owner Phone (W):

Owner Address:

Owner City:

993 482

Complaint 993482

June 8, 2026 Monday Word count 1540.

Los Angeles California. Attach to code violation complaint from Geary J. Johnson at 1522 Hi Point St 9, Los Angeles. CA. 90035.

This new code violation complaint is filed because the housing services requested have not been provided.

Since April 2025, and over fourteen months, it takes the City government this much time to use federal funds and NOT order the HUD contractor property owner to supply the accessible housing services requested.

As a tenant who is Black, male, and disabled, I file the complaint; the city housing closes them, I continue to pay rent, the housing services are not supplied, and I continue to complain and seek redress from government officials. The game the city plays: file the complaint, the city trashes the complaint, the city reduces the complaint to three words, the city schedules inspection for possible 30 days later, the city codes not issue notice to comply, then the cycle repeats itself. The city purpose is to perpetuate the complaints, not provide housing services.

This list of city filed code violation complaints is indicative but not all inclusive.

By not ordering or providing these services requested, the City Los Angeles government acts in concert with the owner to create barriers for me to accessible housing services. For example, requirements for door viewers (peepholes or view ports) in Los Angeles became law for residential occupancies in 1976 with the adoption of the Uniform Building Security Code. This property owner installed unit door viewers between 1972 and 2014. There was no extra or separate charge to tenants; installation labor and parts repairs were included in the rent paid.

June 5 2026

#993191

(New evidence parking lot faded numbers and repaving needed. This was not in the previous code violation complaint.)

April 16, 2026.
985965.

April 1, 2026.
983423.

March 21, 2026.
981934.

Feb 11, 2026.
976250.

January 6, 2026
970338

December 8, 2025.
965335.

November 11, 2025.
961003.

October 1, 2025.
953839.

September 18 2025.
952902.

August 28, 2025.
951327.

July 13 2025.
945381.

May 7 2025.

Notes: The city code enforcement sent an inspector out Tuesday May 6, 2025 about 1:45 pm and this shall be a memorialization of that inspection of this property at 1522 S. Hi Point St 90035.

The inspector Mark Bridge said he did not have copies of the two recent

complaints I filed with code enforcement, numbered 932473 and 934688. He asked me to explain the issues. He said the department does not give the inspectors copies of the complaint.

934688.
4/23/2025. 490 words.

I note here that the owner supplies a key to the mailbox, the owner supplies a clicker for the parking gate, the owner supplies a key to the front door. There's no extra charge for any of these keys or clickers and yet the owner maintains without any written directive that I have to incur the cost to provide a cell phone and Wi-Fi in order to use the owner supplied AKUVOX system. I am not legally obligated to purchase a cell phone and Wi-Fi in order to use the owner supplied housing services.

932473.
4/5/2025.

June 5, 2026 Friday. Los Angeles California. Attach to code violation complaint from Geary J. Johnson at 1522 Hi Point St 9, Los Angeles. CA. 90035.

Herein as told to city of los Angeles government employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia

Mayor Karen Bass, Los Angeles
City Council members
Eunisses Hernandez, Adrin Nazarian, Bob Blumenfield,
Nithya Raman, Katy Yaroslavsky, Imelda Padilla, Monica
Rodriquez, Marqueece Harris-Dawson, Curren Price, Jr.,
Heather Hutt, Traci Park, John Lee, Hugo Soto-Martinez,

Ysabel Jurado, Tim McOsker, Paul Krekorian
 Power Property Management Group staff includes: Brent
 Parsons, Thomas Khammar, Jackie Gallardo, Jeanette Conway,
 Alva Corodo, Fidel Medina, Joel Murrillo, Javier Guevarra, Liliano
 Morales, Edi Hernandez, Justice Walker, Brian Vasquez
 The new owner is Hi Point 1522 LLC, managed by Hi Point 1522 Managers
 LLC,
 managed by Hi Point 1522 Managers LLC, managed by Hi Point 1522
 Managers
 Holdco LLC, managed by Todd Jacobs, associated with Hi Point 1522 TJ
 Entity LLC,
 managed by Anthony Jaffe. The property management company for this
 site is Power
 Property Management which is at the same address as the other 1522 Hi
 Point LLC
 entities above. (Source: Secretary of State Business Entities)

1. Word Count 787.
2. This is to verify city employees have scheduled an inspection of this property for June 30, 2026 at 1:00 pm.
3. I am told by city employees that city employees routinely redact or cut off submitted code violation complaints under the direction of Mayor Karen Bass, so that a 1400 word submission may be reduced to 10 words. The public is not told of this redaction and does not find out unless they submit a public records request.
4. The facts in this complaint have been emailed to the following city employees including but not limited to code enforcement inspectors as well as LADBS employees: Alan Christensen, Mark E. Bridge, Vatche Kasumyan, Germain Mendoza, Steven Harrison, Councilmember Hernandez, Councilmember Nazarian, Bob Blumenfield, Councilmember Yaroslavsky, Councilmember Rodriguez, Councilmember Price, Councilmember Park, Councilmember Lee, Councilmember Jurado, Councilmember McOsker, Controller Mejia, Aram Avedisian, Eric Bane, Doran Bobadilla, Laura Zimmerman, Grant Woods, Sewada Zadoorian, Jason Wilson, Kelly Warner, Mark Wang, Fabian Gonzalez, Ramazanali Almasi, Kevin Brown, Councilmember Harris-Dawson, Councilmember Martinez, Rene Flores, Phillip Munguia
5. The parking lot needs repaving.
6. The parking lot space numbering is faded in spots and needs repaving.

7. The COO for the building requires 27 parking stalls. There are only 26 parking stalls.
8. 8. Intercom System Functionality The building's entry system is a Wi-Fi based audio/visual door entry and intercom that requires an indoor monitor for tenants to receive audio and video communication and to grant access to visitors. At present, no indoor monitor has been provided in my unit, making the system unusable. Without the monitor, I cannot see or communicate with visitors at the entry door. This issue is particularly significant given my mobility limitations and difficulty quickly reaching the entrance. Providing the indoor monitor necessary to operate the installed intercom system would restore functionality and allow equal access to the building entry system. Six push buttons on the Akuvox door entry system are: Delivery, Temp Key, Pin, Dial, Contacts, Reception. There is no required signage to indicate how to use the Akuvox. The video I supplied show some of the buttons do not function.
9. This complaint is based on any and all applicable building codes, present as well as those codes that existed when the building was built in 1972.
10. This complaint is based on all accessibility local building code requirements.
11. The manufacturer of the Akuvox door entry intercom has informed me that the intercom works by having a Wi-Fi connection in the tenant unit. A previous wired monitor in my unit was viewed by city housing inspectors including Steven Harrison circa between July 2025 and December 2025, where Harrison was told the Artolier unit does not work. There is no tenant unit substation connecting the outside Akuvox to the tenant such as myself; a smart phone can be used says the manufacturer, but city documents show the owner of the property has not supplied a smartphone to use the Akuvox. The city building code, however, mandates an interface or monitor be installed in the unit to use the Akuvox. The owner has not provided a smartphone (optional), WiFi, or the city mandated interface in the tenant unit.
12. Karen (city employee) commented about my request for a handicapped parking stall, but was not knowledgeable what the applicable building code says and simply said the inspector told the owner request for a handicapped stall was not in the original CFO. I disagreed with that position because it is the tenant right to request an accessible parking. For the City not to assist in providing a reasonable accommodations is a misuse of federal funds.
13. There is no accessible wheelchair level door viewer (peep hole) at my apartment door.

14. The City government has actual and constructive knowledge of my disabilities.
15. There is no accessible parking stall on the property, as requested by me, and as mandated by applicable city code.
16. The city employees have been told that the property owner claims that an accessible handicapped parking stall would cost the tenant \$150 per month, but the owner has not provided proof of financial hardship, not provided the application for the handicapped parking.
17. City employees have not made a diligent effort to assure these accessibility requirements are met by the property owner.
18. Summary: repairs needed accessible unit door viewer, accessible handicapped parking stall, accessible intercom unit interface/monitor, parking lot repaving.

June 8, 2026 Monday Los Angeles California. Attach to code violation complaint from Geary J. Johnson at 1522 Hi Point St 9, Los Angeles. CA. 90035. Word count 1540.

TIMELY More Re Docs for case CE 323 472 JOHNSON V HI POINT 1522 LLC- CONTINUING PERFORMANCE OBLIGATIONS

From: G Johnson (tainmount@sbcglobal.net)

To: lahd.rso.central@lacity.org

Date: Tuesday, May 19, 2026 at 01:36 PM PDT

ATTENTION ASTRID BENDER:

Please accept the following timely documents for this case.

Feb 11 2026 email from Thomas Khammar, agent for property owner.

March 9, 2026 email from Thomas Khammar.

March 13, 2026 email from Thomas Khammar.

I reserve the right to provide this same documents to any other government agency that has jurisdiction other than that of the RSO department of HCIDLA.

I have responded to these letters, if you don't have the responses or you may already have my responses.

My opinion is that Thomas Kahmmar is admitting that the accessible unit peephole, accessible or tandem parking stall, and accessible intercom and intercom monitor, are necessary housing services. I disagree, however, with his assertion that I have to pay for such services and as such, his assertions are for purposes of harassment and illegal rent increases.

UNIT PEEPHOLE

There is already a peephole at the unit door. That peephole was replaced on December 2025, I can supply the letter verifying that, and there was no additional charge or fee that the owner claimed. In addition, there is a slot for US Mail that has been unused for years and that slot could be used for the installation of a wheelchair accessible peephole. In addition, there's no provision in the rental agreement that I would have to pay for such unit peephole as Khammar alleges. As such an order for the Intercom to be replaced, Khammar would have to give me a reduction in rent which I would say \$300 would cover it. The only provision in the rent agreement is that I have to pay for repairs in which something was broken and was my fault so therefore that does not apply here. In particular, Khammar alleges in his March 13 letter that "the installation cost of the device are at your own expense. You will be responsible for direct payment to the vendor for all associated costs". Since there is no related discussion of this in my rental agreement, the March 13, 2026 position of Khammar constitutes illegal harassment and illegal rent increase.

ACCESSIBLE HANDICAPPED STALL

In addition, there's no provision in the rental agreement that I would have to pay for such parking stall as Khammar alleges. As such an order for tandem parking stall, Khammar would have to give me a reduction in rent which I would say \$150 per month would cover it since that is the fee he quotes. I note that in the recent past, all parking is included in rent paid, so there is no extra fee or charge outside the rent agreement. I have checked with other tenants, and no one is paying for parking, single or tandem stall. At one time the owner in 2014 said in writing \$50 per month for tandem parking but I paid the \$50 and the stall was not supplied. In the rental agreement, there is no requirement that I pay for parking, even though the agreement says Parking Space and indicates "2" which could be interpreted as parking for two cars. Nevertheless, the rental agreement does not require me to make any type of payment or agreement to pay for an accessible handicap parking stall. The owner has not provided any proof that providing the handicap parking ---or any of my requests---stall or tandem parking would cause an undue financial burden. I previously from 2010 to 2014 was assigned to a tandem parking stall and there was no charge outside of the rent agreement.. There's also no provision in the rent agreement that would allow the owner to charge for parking.

THE INTERCOM

In addition, there's no provision in the rental agreement that I would have to pay for such intercom or indoor monitor or interface as Khammar alleges. The imposition of the fee by Khammar is harassment and illegal rent increase. If Khammar can figure out what the cost of the unit interface or monitor would be, perhaps \$100 per month, then let HCIDLA declare that Khammar (Hi Point 1522 LLC) has to give us \$100 per month rent reduction in order to pay for the indoor monitor or interface. The intercom installed in 1972 was not a cost to me. The intercom installed in 2014 did not require a cost from me. The intercom installed in 2023 does not show the owner charged me a fee to use it or asked me to pay for the missing parts (interface or indoor monitor) to use it, until now.

I do note that all of these reasonable housing service requests are spelled out also in various building codes, such as the city of Los Angeles building code, which describes the wheelchair height , handicapped parking stall, and Intercom system as **accessibility requirements**.

These are continuing performance obligations that renew themselves every month upon the payment and acceptance of rent.

The owner can easily switch my parking stall, and repaint the lines or numbering, with none or minimal cost involved. My rental agreement pays for the cost of repairs, and all three services requested are repair issues.

All rights reserved.

Geary Juan Johnson

Phone 323-807-3099

On Sunday, May 17, 2026 at 08:01:54 PM PDT, G Johnson <tainmount@sbcglobal.net> wrote:

Geary Juan Johnson

Phone 323-807-3099



2026-2-11 Letter from Thomas Khammar PPM.pdf
1.8 MB



2026-3-9 Letter from Thomas Khammar via post.pdf
1014.9 kB



2026-3-13 Letter from PPM Khammar.pdf
577.1 kB

Los Angeles Housing Department
Rent Stabilization Division – Investigation & Enforcement

1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026
Tel.: 213-275-3493 | Toll-free: 866-557-7368
housing.lacity.gov

TENANT COMPLAINT FORM

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

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

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

Date of Complaint:	05/04/2026
LAHD Case Number:	
Alleged Violation(s):	Illegal Rent Increase, Reduction of Services, Harassment
Assigned Office:	1910 Sunset Blvd, Suite 300, Los Angeles, CA 90026 Fax: 213-314-6279 Toll-Free: 866-557-7368 Email: lahd.rso.central@lacity.org

I. Property Detail

APN: 5068018035

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

Unit No.: 9

II. Tenant Information

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

III. Landlord Information

Owner Type	Full Name	Address	Home Phone	Work Phone	Cell Phone	Fax	Email
Owner	Benjamin Renkainen	8885 Venice Blvd, Los Angeles, CA 90034		(310) 593-3955			benjamin@powerpropertygrp.com

IV. Unit Detail

Rental Unit Type: Apartment	
Total Bedroom: 1	Move In Date: 02/16/2010
Current Rent: \$1,813.00	Foreclosure Activity: No
Section 8: No	Do you still live in this rental unit?: Yes

Number of people living in rental unit 18 years old or over: 2
Number of people living in rental unit under the age of 18 years old: 0
Do you wish to provide more details regarding the Allegations : REDUCTION OF SERVICES. This rent agreement provides for repairs upon the tenants' demand upon the owner. . There is no indication in the rent agreement that I have to pay the landlord for repairs. The owner claims in a letter dated March 13, 2026, that I have to pay for the parts and installation of an accessible unit door peephole. There is no such provision in the rental agreement. Further, the owner replaced the peephole in or around 2025 December and there was no charge or fee. At that time of that repair, I had asked for a peephole to see both ends of the hallway, and the owner did not do so, but also did not say there would be a fee. The 3/13 owner letter is attached, and my fax of March 24, 2026 response. ILLEGAL RENT INCREASE. The owner's letter of March 13, 2026, is an illegal rent increase. ILLEGAL RENT INCREASE. The ordinance city 188795 provides "An annual rent increase not previously noticed and served during the period beginning June 1, 2025, through June 30, 2026, shall comply with this subsection. Any such rent increase shall not exceed three percent and shall not include any additional increase based on the landlord's payment of utilities." My rental agreement provides for utilities paid through the rent; there are no separate fees. I attach the rental increase notices for 2020, 2023, 2024, and 2025. You already have numerous copies of my rental agreement. The owner still charged me the 2% for utilities for the Feb 2026 rent increase. I have told this to the owner, and he has not responded. HARASSMENT. All of these actions by the landlord are harassment because they serve no legitimate purpose and substantially disturb my full and peaceful enjoyment of the premises.
What do you consider a fair resolution to your complaint?: Per the allegations above.

V. Reason(s) For Complaint

Illegal Rent Increase
Reduction of Services

Sent (312)

Underoutfit



Culver City: Wireless Bras People Actually Keep [Explore]

From workdays to weekends, these wireless bras stay comfy and invisible under clothes. Find your next go to style now. Looking for a bra you for...

Complaint against City of Los Angeles



me

11:22 AM



To dod.contact@lacity.org & 1 more

Feb 20 at 11:22 AM

1. The city government Los Angeles has been told repeatedly of my disabilities and request for reasonable accomodation and accessibility requests.
2. The city was sued around 2023 in Petition for Writ proceedings Los Angeles Superior Court case 23STCP00644. Dismissed. Numerous code violation complaints were filed as exhibits. The opening brief by me was filed 2/27/2024 and on page 10, I mentioned that I was disabled. The City attorney office prepared and lodged the administrative record ("AR") in the case. I think it was over 2200 pages. The AR mentions my disabilities on pages 2212-2215. The doctor request for accommodation letter from Dr. Marcus Tellez is at page AR 952, referencing the intercom system and the tandem parking. Also see AR pages 2183-2198.

Throughout the AR, the word disability is mentioned 29 times.

3. The denial of accessibility is continuing based on new performance and new evidence.
4. My point here is to show the City employees have known about my accessibility needs for years, and took no effective action to remedy.

All rights reserved.



Contract



Delete



Move to



Forward



Reply



More



BA20252222502



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20252222502

Date Filed: 11/13/2025

B4166-5323 11/13/2025 9:45 PM Received by California Secretary of State

Entity Details

Limited Liability Company Name HI POINT 1522 LLC
Entity No. 202114910023
Formed In CALIFORNIA

Street Address of Principal Office of LLC

Principal Address 11900 WEST OLYMPIC BLVD
SUITE 810
LOS ANGELES, CA 90064

Mailing Address of LLC

Mailing Address 11301 W OLYMPIC BLVD #121
P.O. BOX 750
LOS ANGELES, CA 90064

Attention

Street Address of California Office of LLC

Street Address of California Office 11900 WEST OLYMPIC BLVD
SUITE 810
LOS ANGELES, CA 90064

Manager(s) or Member(s)

Manager or Member Name	Manager or Member Address
■ Hi Point 1522 Managers LLC	11900 WEST OLYMPIC BLVD SUITE 810 LOS ANGELES, CA 90064

Agent for Service of Process

Agent Name JORDAN SACHS
Agent Address 11900 WEST OLYMPIC BLVD
SUITE 810
LOS ANGELES, CA 90064

Type of Business

Type of Business REAL ESTATE

Email Notifications

Opt-in Email Notifications No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.

Chief Executive Officer (CEO)

CEO Name	CEO Address
None Entered	

Labor Judgment

No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Emel Milavetz

Signature

11/13/2025

Date



Eric Garcetti, Mayor
Rushmore D. Cervantes, Interim General Manager

Regulatory Compliance & Code Bureau

1645 Corinth Avenue, Suite 104, Los Angeles, CA 90025

tel 213.808.8888 | toll-free 866.557.7368

hcidla.lacity.org

**RESPOND WITHIN
TEN (10) DAYS**

August 11, 2014

Hi Point Apartments LLC
c/o Water Barratt
226 Carroll Canal
Venice, CA 90291

RE: HCID Case # -- CE203006 -- Geary J. Johnson 1522 S Hi Point St. #9 LA CA 90035

Dear Mr. Barratt:

Our records indicate that you are the owner of the above property that is subject to the Rent Stabilization Ordinance (RSO). The Investigations and Enforcement Section of the Los Angeles Housing Department (LAHD) has reviewed the complaint received by the above-referenced tenant alleging reduction of housing services due to the loss of an onsite manager.

Los Angeles Municipal Code Section 151.02 defines Housing Services as services connected with the use or occupancy of a rental unit including, but not limited to, utilities (including light, heat, water and telephone), ordinary repairs or replacement, and maintenance, including painting. This term shall also include the provision of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, **resident manager**, refuse removal, furnishings, food service, parking and any other benefits privileges or facilities. Chapter XV of the Los Angeles Municipal Code Rent Stabilization Ordinance (RSO), effective in the City of Los Angeles, requires that where there is a reduction in housing services there must be a corresponding decrease in rent equal to the reduction in the monthly cost to the landlord of the service, divided by the number of units deprived of that service.

Based the letter dated March 27, 2014 addressed to the tenant's states that that the building manager has vacated his apartment and the ownership was in the process seeking a replacement manager. Subsequently, a letter dated July 16, 2014 was sent to the tenant's stating that Ms. London who resides in apartment #11 has been appointed as the resident manager effective August 1, 2014.

Pursuant to the RAC (Regulations Adjustment Commission) section 413.01 states that in evaluating the amount of rent reduction that may be reasonable compensated the for the loss of the specific housing services HCID will consider the extent to which the rent in housing service affects the tenant(s) given rental and rent paid.

Please provide tenant, and this office, with a written confirmation of the reduction in service reflecting the corresponding reduction in rent for the loss of an onsite manager from April 1, 2014 through July 31, 2014. Based on the Rent Adjustment Commission Guidelines the on-site manager service is a shared housing service; thus the maximum suggested reduction for the loss of the on-site manager is \$30.00; which is divided by 18 units and equates to a rent reduction in the amount of \$1.67 per unit. Here, the tenant was without an onsite manager for four months and is entitled to \$6.68.

In order to close this case and obtain full compliance, provide the tenant and this department evidence in that you have issued a refund and a copy of a written notice to the tenant stating the following:

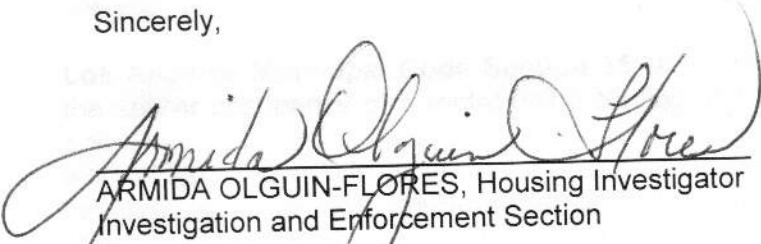
- Evidence that the tenant was provided a reimbursement of rent from April 1, 2014 through August 1, 2014 in the amount of **\$6.68 for the loss of the resident manager housing service.**

For further information on the provisions of the Los Angeles Municipal Code, Rent Stabilization Ordinance (RSO), as it applies to properties in the City of Los Angeles, please do not hesitate to request a copy of the Landlord-Tenant Handbook (available in Spanish) or visit the LAHD on the web at www.cityofla.org/LAHD.

We look forward to working with you to resolve this matter. However, if we do not hear from you within **10 days** from the date of this letter; we will have to process this complaint and find that the reduction in service is in violation of the RSO. Documents should be sent or delivered to the Investigations and Enforcement Section at Central Regional Office, 3550 Wilshire Blvd., #1500, Los Angeles, CA or faxed to (213) 252-1422, to my attention.

If you have any questions, please call me at (213) 252-1425, Tuesdays and Thursdays between the hours of 10:00 a.m. to 12:00 Noon and 2:00 p.m. to 4:00 p.m. You may leave a message at any time.

Sincerely,



ARMIDA OLGUIN-FLORES, Housing Investigator
Investigation and Enforcement Section

c: Geary J. Johnson



RENT STABILIZATION - CENTRAL OFFICE

Los Angeles Housing Department

LAHD

3550 Wilshire Blvd. 15th Floor, Los Angeles, CA 90010

neopost[®]

08/13/2014

US POSTAGE

\$00.48⁹



ZIP 90012

041L12202577

Mr. Gary J. Johnson
1522 S. Point St. #9
Los Angeles, Ca 90035

90035394



PROOF OF SERVICE

I, ERIC BECKWITH, do declare:

I am a resident of the County of Los Angeles; I am over the age of 18 years of age and not a party to be within entitled action; my business address is 1522 Hi Point St. Apt 9, Los Angeles, CA 90035.

On August 12, 2026, I served the within

Tenant Complaint Form- August 11 2026
Annual Rent Increase Notices for this address 2020, 2023, 2024

(This complaint has previously been filed online portal)

CE328163

on the below listed in said action, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Los Angeles, California, addressed to the last known address as follows:

LAHD
1910 Sunset Blvd Suite 300
Los Angeles. CA. 90026

USPS PRIORITY MAIL

I declare under penalty of perjury under the laws of THE STATE OF CALIFORNIA that the foregoing is true and correct.

Executed on August 12, 2026, at Los Angeles California.

ERIC BECKWITH