

Date: March 27, 2025

TO:

Attn: Clerk of the Council

Office of the City Clerk

200 North Spring Street, Room 395

Los Angeles, CA 90012

**Written Notice - 2211 South Dunsmuir Ave. Los Angeles. APN #5063-016-013**

Dear Council,

My name is Joshua Tey, a co-owner of 2211 South Dunsmuir Avenue. On March 25, 2025, a Notice of Hearing was placed on my property door. That same day, I contacted Building and Safety – Financial Services, and was informed that of the \$1,936.56 that I was being charged, approximately \$890 was charged as late fees - \$840 in late fees for the alleged code violation and \$50 in late fees for the System Development Surcharge.

The bill was sent to my old address even though at the time the Order to Comply was issued, I was residing at the subject property. In fact, I have resided at the subject property since mid-2018.

It is unclear why the inspector – William Michalak – believed that it is reasonable to serve the Order to Comply at the subject property but not to send a bill to the subject property when the bill becomes due. Even if Mr. Michalak had an old address for the owner, it is not clear why he would not also send the bill to the subject property. I never received the bill and was never aware it was issued. The effort required by the inspector to send the bill to the subject property was minimal but the harm to me as the owner was overwhelming.

When the Order to Comply was posted on the subject property in 2022, the Order states that "... WILL BE BILLED TO THE PROPERTY OWNER." When I read this Order, I had no reason to think that the bill would not be sent to the subject property where I resided just as the Order had been placed on the Subject Property.

RECEIVED  
CITY CLERK'S OFFICE  
2025 APR - 3 PM 4:20  
CITY CLERK

The Order states “the invoice will be sent to the owner as it appears on the last equalized assessment roll.” I interpreted this to mean that my billing address as the subject property was clearly known to the City of Los Angeles and the Department of Building and Safety. I have timely paid my property taxes throughout my ownership of the subject property and my property taxes and invoices are all addressed to me as the resident of the subject property. Considering that I had paid my taxes as a resident of the subject property for many years prior to this, I had no reason to think that my residence at the subject property was unknown to the Department of Building and Safety.

I have acted in good faith as a property owner with respect to paying my taxes and identifying my residence at the subject property. Inspector Michalak could have put me – the owner – on clear notice of the bill by just sending a copy to the subject property. His failure to do so caused that I should not receive the bill in question.

On March 26, 2025, the day after the Notice of Hearing was posted at the subject property, I went to the Department of Building and Safety and paid \$1,016.16 – the code violation inspection fee, plus the non-compliance fee.

Any “late fees” should not apply to me because I never received notice of the bill that I was due. From my actions it is obvious that had I received notice of the bill, I would have immediately paid the bill in full.

I respectfully request that the additional “late-fee” charge of \$890.40 be removed from my account and for my account to be recognized as having been paid in full.

Attached is the receipt from the payment I made on March 26, 2025.

Thank you for your understanding.

Joshua Tey  
2213 South Dunsmuir Ave.  
Los Angeles, CA 90016  
(310) 570-0218

201 N. Figueroa St., 4th Floor  
Los Angeles, CA 90012

Reference Number: 2025085001 36  
Date/Time: 03/26/2025 11:26:26 AM PST

User ID: jblackson

ADBS INVOICE

025085001 36-1

ADBS INVOICE PAYMENT

Customer Number: 280165344

Name: JOSHUA TEY/SORAYA GHAI CHI

Invoice Number: 867868

NON COMP - GENERAL	\$660.00
Amount:	\$660.00

Total:	\$660.00
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ADBS INVOICE

025085001 36-3

ADBS INVOICE PAYMENT

Customer Number: 280165344

Name: JOSHUA TEY

Invoice Number: 858087

CVIF - GENERAL LATE FEE	\$356.16
CVIF - GENERAL	\$0.00
SYS DEV SURING	\$0.00
SYS DEV SURING LATE FEE	\$0.00
Amount:	\$356.16

Total:	\$356.16
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ITEMS TOTAL:	\$1,016.16
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TOTAL:	\$1,016.16
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Cl Check	\$1,016.16
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Method:

Check Number: 1944

Total Received:	\$1,016.16
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