



City Clerk Council and Public Services <clerk.cps@lacity.org>

Fwd: Your Unlawful Notice to Enter Premises dated February 27, 2019

Anna Martinez <anna.martinez@lacity.org>

Thu, Feb 28, 2019 at 8:06 AM

To: Clerk Council and Public Services <Clerk.CPS@lacity.org>, Gloria Pinon <gloria.pinon@lacity.org>

----- Forwarded message -----

From: **G Johnson** <tainmount@sbcglobal.net>

Date: Wed, Feb 27, 2019 at 10:46 PM

Subject: Your Unlawful Notice to Enter Premises dated February 27, 2019

To: jade@powerpropertygrp.com <jade@powerpropertygrp.com>, highpoint1522@gmail.com

<highpoint1522@gmail.com>, Hi LLC <walter.barratt@gmail.com>

Cc: Ali Maintenance <ali4servicing@gmail.com>, cityclerk@lacity.org <cityclerk@lacity.org>, adam.lid@lacity.org

<adam.lid@lacity.org>, councilmember.wesson@lacity.org <councilmember.wesson@lacity.org>, Mayor Garcetti

<mayor.garcetti@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>,

councilmember.cedillo@lacity.org <councilmember.cedillo@lacity.org>, City of Los Angeles <councilmember.krekorian@

lacity.org>, RSO Contact <hcidla.rso.central@lacity.org>, Diana Alcaraz <diana@aagla.org>, Alex Paladin

<alex@aagla.org>, Matthew Farghum <matt@aagla.org>

Power Property Management Group**Jade Beck via email****Kasandra Harris, Resident Manager via email****Walter Barratt via email of record****Power Property Management Group Agent for Hi Point Apts LLC****PO Box 472****Culver City, California 90230**

I have received your Notice to Enter Premises dated February 27 2019. A copy is attached. Your notice does not mention that our intercom will be repaired. Nor does it mention that housing services tandem parking will be assigned.

Your notice maintains that you will "inspect, test, repair or maintain smoke detectors" and "Code enforcement inspection". California Civil Code section 1954 below does not allow for such an inspection. If the city has demanded an inspection, then you need to copy all tenants a copy of the Code enforcement notice of inspection; I request such copy.

I object to the notice to enter on other grounds:

1. On January 30, 2018, a new carbon dioxide and smoke detector was installed in unit 9. I believe it has a ten year battery.
2. Maintenance people as well as code enforcement was on the property and in my unit numerous times in 2018.

3. On January 31, 2018, the city code enforcement SCEP was at the property inspecting smoke alarms.
4. On March 27, 2018, city inspector Viramontes was at the property inspecting smoke alarms.
5. If I find that you have entered the unit 9 for illegal purposes on March 6, 2019, I reserve the right to file for damages and lawsuit and seek revocation of your business license.
6. I do not consent to entry outside of the CC section 1954 notice, as such the notice does not comply with statute.
7. I do not waive the right to necessary repairs to the intercom system, however I do not have any information that such is the purpose of your written notice to enter.
8. I see no legal reason for the carbon dioxide smoke detector to be inspected (other than if you have a notice to comply from the city), thus I consider your notice **harassment and an abuse of right to inspect**. I attach a site to the CAA which says that the owner is NOT required to inspect the smoke detector once a year.
9. I request that you repair the intercom system unit 9 without further delay.
10. This email is being forwarded to the city committee housing that is seeking an ordinance on harassment by landlords and their agents.
11. Your notice states you will be entering the unit between 9:00 - 5:00 pm. Your notice does not comply with CC section 1954.
12. Your notice states that by written notice "entry may be made during other than normal business hours." Your notice does not comply with CC section 1954 and represents abuse under CC 1954. You cannot use such notice to enter other than normal business hours.

Since your notice does not comply with CC section 1954, I do not consent to entry at the time of entry (or for any other reason), and I reserve the right to complain of violation of peaceful enjoyment and seek trespassing charges. No other tenant in unit 9 has the authority to disturb the rights I have alleged and reserved in this email.

Last, I notice you have installed new security lighting in the parking lot. This indicates that the previous lighting fixtures suffered catastrophic failure. As such, the capital improvements add on of \$17.08 to our rent must be cancelled or reduced. Please comply. I reserve the right to file a capital improvements reduction complaint with the city.

The city clerk is requested to place this email onto the next available city council agenda under Communications from the Public.

(This is a Public communication and many of these documents may have appeared on the worldwide web.)

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Geary Juan Johnson
1522 Hi Point St 9

Los Angeles CA 90035

Phone 323-807-3099

Communication from the Public - Regarding Los Angeles Housing Committee Item No. 14-0268-S13

cc: RSD

CIVIL CODE - CIV

DIVISION 3. OBLIGATIONS [1427 - 3273] (*Heading of Division 3 amended by Stats. 1988, Ch. 160, Sec. 14.)*

PART 4. OBLIGATIONS ARISING FROM PARTICULAR TRANSACTIONS [1738 - 3273] (*Part 4 enacted 1872.)*

TITLE 5. HIRING [1925 - 1997.270] (*Title 5 enacted 1872.)*

CHAPTER 2. Hiring of Real Property [1940 - 1954.05] (*Chapter 2 enacted 1872.)*

1954.

(a) A landlord may enter the dwelling unit only in the following cases:

(1) In case of emergency.

(2) To make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors or to make an inspection pursuant to subdivision (f) of Section 1950.5.

(3) When the tenant has abandoned or surrendered the premises.

(4) Pursuant to court order.

(5) For the purposes set forth in Chapter 2.5 (commencing with Section 1954.201).

(6) To comply with the provisions of Article 2.2 (commencing with Section 17973) of Chapter 5 of Part 1.5 of Division 13 of the Health and Safety Code.

(b) Except in cases of emergency or when the tenant has abandoned or surrendered the premises, entry may not be made during other than normal business hours unless the tenant consents to an entry during other than normal business hours at the time of entry.

(c) The landlord may not abuse the right of access or use it to harass the tenant.

(d) (1) Except as provided in subdivision (e), or as provided in paragraph (2) or (3), the landlord shall give the tenant reasonable notice in writing of his or her intent to enter and enter **only during normal business hours**. The notice shall include the date, **approximate time**, and purpose of the entry. The notice may be personally delivered to the tenant, left with someone of a suitable age and discretion at the premises, or, left on, near, or under the usual entry door of the premises in a manner in which a reasonable person would discover the notice. Twenty-four hours shall be presumed to be reasonable notice in absence of evidence to the contrary. The notice may be mailed to the tenant. Mailing of the notice at least six days prior to an intended entry is presumed reasonable notice in the absence of evidence to the contrary.

(2) If the purpose of the entry is to exhibit the dwelling unit to prospective or actual purchasers, the notice may be given orally, in person or by telephone, if the landlord or his or her agent has notified the tenant in writing within 120 days of the oral notice that the property is for sale and that the landlord or agent may contact the tenant orally for the purpose described above. Twenty-four hours is presumed reasonable notice in the absence of evidence to the contrary. The notice shall include the date, approximate time, and purpose of the entry. At the time of entry, the landlord or agent shall leave written evidence of the entry inside the unit.

(3) The tenant and the landlord may agree orally to an entry to make agreed repairs or supply agreed services. The agreement shall include the date and approximate time of the entry, which shall be within one week of the agreement. In this case, the landlord is not required to provide the tenant a written notice.

(e) No notice of entry is required under this section:









(1) To respond to an emergency.

(2) If the tenant is present and consents to the entry at the time of entry.

(3) After the tenant has abandoned or surrendered the unit.

(Amended by Stats. 2018, Ch. 445, Sec. 1. (SB 721) Effective January 1, 2019.)

13 attachments

-  **CCA on Smoke Detector Inspection.pdf**
117K
-  **2019-2-27 Letter received Notice to Enter Premises PPG.pdf**
376K
-  **2018-1-30 Email Smoke alarm and Intercom.pdf**
187K
-  **2018-1-31 Email Recall Code Inspection.pdf**
104K
-  **2018-2-15 Email re Substandard.pdf**
111K
-  **2018-3-27 Email Recall of Code Inspection.pdf**
258K
-  **2018-4-8 Email Mayor on Beck and Repairs.pdf**
151K
-  **2018-5-10 Email Memorialize Repairs and Notice.pdf**

259K

 **2018-5-31 Email Jade Demand for Payment.pdf**
159K

 **2018-6-25 Email re Code Violations.pdf**
104K

 **2018-7-27 Email re Entry and Intercom.pdf**
142K

 **2018-7-31 Email w Original REAP demand.pdf**
114K

 **2018-8-8 Email re Peephole and Intercom.pdf**
97K

Subject: Smoke and CO2 Detector Repaired - Intercom Still NOT repaired at 1522 Hi Point St 90035- Illegal Lack of Uniform Compliance -- Substandard Conditions

From: G Johnson (tainmount@sbcglobal.net)

To: walter.barratt@gmail.com; mayor.garcetti@lacity.org;

Cc: 1ccanary@gmail.com; robert.galardi@lacity.org; info@smchamber.com; karen.baggio@lacity.org; angelo.shannon@lacity.org; steve.ongele@lacity.org; crystal.otero@lacity.org; richard.horn@lacity.org; maria.a.hernandez@lacity.org; corey.hupp@lacity.org; emily.hu@lacity.org; jonathan.hom@lacity.org; paula.hudak@lacity.org; hcidla.rso.central@lacity.org;

Date: Tuesday, January 30, 2018 12:49 AM

To whom it may concern:

As Matt Williams and Walter Barratt said, at this city of Los Angeles rent control building under Mayor Eric Garcetti, the intercom has remained unmaintained and unusable and neglected for over three years,

This shall verify that the smoke alarm/CO2 detector was replaced today about 4:10 pm.

I did mention to the electrician that the intercom does not work and he appeared surprised; I mentioned the owner-city THP to him and I suggested he may be the one to be assigned the repairs.

In 2014 city code enforcement stated Notice and Order to Comply: "The Housing Department has determined this building to be substandard per section 24436.5 of the State Revenue and Taxation Code." and "Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises." Due to the non-working intercom system, this building is still not in uniform compliance throughout the premises, thus the building is still substandard, under Mayor Garcetti, et al.

I remind the owner, et al, that California Civil Code section 1942.5(a) was invoked by me by email dated June 28, 2017 at 11:34 pm.

"Any disturbance of a tenant's possession by a landlord or by someone acting under his authority, whereby the premises are rendered unfit for occupancy for the purpose for which they are demised, or the tenant is deprived of the beneficial enjoyment of the premises, amounts to constructive eviction.(Riechhold v. Sommarstrom Inv. Co., 83 Cal. App. 173 [256 P. 592] "Partial Eviction by Landlord: General Rule. When the eviction is of a part of the premises only, and is by the landlord himself, this, according to the generally accepted view, will relieve the tenant from liability for future rents, though he remains in possession and enjoyment of the balance of the premises and the law will not in such a case apportion the rent." (Citing Halligan v. Wade, 21 Ill. 470 [74 Am. Dec. 108]; Royce v. Guggenheim, 106 Mass. 201 [8 Am. Rep. 322]; Kuschinsky v. Flanigan, 170 Mich. 245 [136 N.W. 362, [29 Cal. App. 2d 548] Ann. Cas. 1914A, 1228, 41 L.R.A. (N. S.) 430]; Briggs v. Hall, 4 Leigh (Va.), 484 [26 Am. Dec. 326].) "

I also remind you that it is criminal fraud to make us write the rent check to WREA when WREA is not listed on the rent agreement as the payee to.

All rights reserved.

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

CC: Resident Manager Cynthia Ogan via email; Santa Monica Chamber of Commerce

COURT RULING BETWEEN SEPTEMBER AND NOVEMBER 22, 2017. DOCKET ENTRY 117
[redacted from 19 page ruling]:

"It is hereby adjudged that plaintiff's federal claims against all defendants except Walter Barratt and Cliff Renfrew are dismissed with prejudice, plaintiff's state law claims are dismissed without prejudice, and the action is dismissed without prejudice as to defendants Baratt and Renfrew."

1942.5. [excerpt]

(a) If the lessor retaliates against the lessee because of the exercise by the lessee of his rights under this chapter or because of his complaint to an appropriate agency as to tenantability of a dwelling, and if the lessee of a dwelling is not in default as to the payment of his rent, the lessor may not recover possession of a dwelling in any action or proceeding, cause the lessee to quit involuntarily, increase the rent, or decrease any services within 180 days of any of the following:

(c) It is unlawful for a lessor to increase rent, decrease services, cause a lessee to quit involuntarily, bring an action to recover possession, or threaten to do any of those acts, for the purpose of retaliating against the lessee because he or she has lawfully organized or participated in a lessees' association or an organization advocating lessees' rights or has lawfully and peaceably exercised any rights under the law. In an action brought by or against the lessee pursuant to this subdivision, the lessee shall bear the burden of producing evidence that the lessor's conduct was, in fact, retaliatory.

Subject: Today inspection at 1522 Hi Point St ---Substandard Conditions

From: G Johnson (tainmount@sbcglobal.net)

To: mayor.garcetti@lacity.org; presiliano.sandoval@lacity.org; robert.galardi@lacity.org; karen.baggio@lacity.org; angelo.shannon@lacity.org; steve.ongele@lacity.org; scott.matsunaga@lacity.org; hcidla.rso.central@lacity.org; crystal.otero@lacity.org; richard.horn@lacity.org; maria.a.hernandez@lacity.org; corey.hupp@lacity.org; emily.hu@lacity.org; jonathan.hom@lacity.org; paula.hudak@lacity.org; michael.hughes@lacity.org; terry.herr@lacity.org; robert.hughes@lacity.org;

Cc: info@smchamber.com;

Bcc: rumcake42@live.com;

Date: Wednesday, January 31, 2018 12:09 PM

To whom it may concern:

This shall memorialize in a general sense today's inspection by code enforcement which occurred about 9:45 a.m.

I reserve the right to review this in another email after I have thoroughly reviewed my notes.

Management company Williams Real Estate Inc Matt Williams was on site although I had no advance notice that he would be there. I made myself available for any questions from the inspector; owner Williams was already aware of my complaints as I forwarded him a copy prior to today's inspection, and the city may have forwarded him a copy also.

The inspector seemed to be combative and unprofessional as it did not appear that he gave me adequate time to explain the conditions as the one making the complaint; rather than make an attempt to walk around the property and have me with him, he unfairly appeared to talk primarily with the Williams. At times I was forced to catch up to him and interject but he seemed hesitant to ask me about the details of the complaint. I did not feel he needed to enter unit 9 to inspect the intercom as the city is already aware the intercom system is not functional---the city in 2014 declared the building substandard stating there was not "uniform compliance throughout the building" i.e. all intercoms did not function-----however the inspector seemed to be trying to get away from me, and at all times he could have entered unit 9 if he wanted to inspect the intercom or he could have inspected it from the outside of the building, or he could have asked Williams to allow him entry into the unit. I am not aware that the inspector entered unit 9 to test the intercom, nor did he ask myself to let him into unit 9.

At the end when he said he did not want to hear what I had to say because the inspection had concluded, he should have given me warning that the inspection would conclude and did I have any other concerns. Very bad and unprofessional attitude. GC 815.6.

In front of Williams and a witness, I gave the inspector a summary of the complaints which stated "1. Code enforcement says, "Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises." 2. THP approved the intercom repair 3. Permits approved the intercom repair 4. City approved the electrical sub panels 5. Owner contact info not posted 6. Unit 9 Intercom not working 7. Abandoned vehicle 8. Debris under vehicle".

Williams objected to being videotaped and I asked him to stand out the way since I did not have an appointment with him. At all times he stood very close to the city inspector. The city inspector did not object to being recorded but I told both that I was videotaping myself ["selfie"]. Williams objected to

and interfered with my right to videotape the inspector in the performance of his duties, and I told Williams that was my right under law.

The inspector made no comment to me about the intercom system. I informed him that if the city did not order it repaired or replaced, or if the city did not repair or replace it, I would be filing a new complaint.

The abandoned vehicle remains on the property with debris underneath. I took a photo after the inspector left. Stall number 13.

The owner contact information is not posted in the common area.

I informed the inspector that the non-working smoke alarm/CO2 detector had been replaced. I also believe the damaged rear door entry lock had been repaired.

While the inspector was here, some debris was removed including loose cinder blocks in the parking lot. I did personally show him the debris at stall 13.

Williams did not make any statement that the intercom unit 9 would be repaired or replaced.

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

Non-working Intercom- Denial of tandem parking- Abandoned vehicle trash of white tenants- Violation of Peaceful Enjoyment- Substandard Building

G Johnson <tainmount@sbcglobal.net>

Thu 2/15/2018 9:50 PM

To: mayor.garcetti@lacity.org <mayor.garcetti@lacity.org>; Hi LLC <walter.barratt@gmail.com>; Matt Williams <matt@williamsrea.com>; Maintenance Account <maintenance@williamsrea.com>; Ali Maintenance <amozannar@gmail.com>; Hi Point Resident Manager Cynthia Ogan <1ccanary@gmail.com>;

cc: Charles Floyd <thefirstjew@yahoo.com>; Presi Sandoval <presiliano.sandoval@lacity.org>; Robert Galardi <robert.galardi@lacity.org>; Karen Baggio <karen.baggio@lacity.org>; angelo.shannon@lacity.org <angelo.shannon@lacity.org>; Steve Ongele <steve.ongele@lacity.org>; RSO Contact <hcidla.rso.central@lacity.org>; crystal.otero@lacity.org <crystal.otero@lacity.org>; richard.horn@lacity.org <richard.horn@lacity.org>; maria.a.hernandez@lacity.org <maria.a.hernandez@lacity.org>; corey.hupp@lacity.org <corey.hupp@lacity.org>; emily.hu@lacity.org <emily.hu@lacity.org>; jonathan.hom@lacity.org <jonathan.hom@lacity.org>; Paula Hudak <paula.hudak@lacity.org>; terry.herr@lacity.org <terry.herr@lacity.org>; Michael Hughes <michael.hughes@lacity.org>; Smchamber Info <info@smchamber.com>; Robert Hughes <robert.hughes@lacity.org>; david.heine@lacity.org <david.heine@lacity.org>; branden.hindy@lacity.org <branden.hindy@lacity.org>; elizabeth.hernandez@lacity.org <elizabeth.hernandez@lacity.org>; Manuel Hernandez <manny.l.hernandez@lacity.org>; Welcome Home <welcomehome@williamsrea.com>; contact.center@dfeh.ca.gov <contact.center@dfeh.ca.gov>; councilmember.wesson@lacity.org <councilmember.wesson@lacity.org>; charles.v.garcia@lacity.org <charles.v.garcia@lacity.org>; Da Lacounty Info <info@da.lacounty.gov>;

To whom it may concern and WREA employees Matt Williams, Matt Johnson, Jonathan Schwartz, Theresa Ryan, Abigail Adams, Adrian Snow, Sabrina Schloss, Rigo Ramirez, Albert Cervantes:

"Premises not maintained in a safe and sanitary condition; electrical service requires maintenance; electrical wiring disconnected and/or abandoned; inoperative vehicles or major auto repair on property; miscellaneous articles stored on premises. " **As told to city code enforcement.**

My rental agreement says that I must "advise owner immediately of any equipment malfunction" and The addendum 2010 states under section "E. Maintenance, Repairs, and Alterations" 2. Resident shall advise landlord in writing, of any items requiring repair (dripping faucets, light switches, etc.). 3. Service requests should not be made to maintenance personnel rather than the Landlord."

This unit still has not been provided with a working intercom or repair or replacement and unit has not been provided with a tandem parking stall, while white tenants Ogan and Navis have the use of parking for four cars. There is still a dilapidated, abandoned, inoperative vehicle at stall #13 owned by Ogan and Navis.

LAMC 41.33 "Peaceful Enjoyment". LANDLORDS – DISTURBING TENANTS. "No person, except a duly authorized officer pursuant to the authority of legal process, shall interfere with the peaceful enjoyment, use, possession or occupancy of any premises by the lawful lessee or tenant of such premises either by threat, fraud, intimidation, coercion, duress, or by the maintenance or toleration of a public nuisance, or by cutting off heat, light, water, fuel or free communication by anyone by mail, telephone or otherwise, or by restricting trade or tradesmen from or to any such tenant."

The inoperative vehicle on the premises disturbs my peaceful enjoyment of the premises.

The Housing Department has determined this building to be substandard per section 24436.5 of the State Revenue and Taxation Code. "Any and all units are subject to re-inspection and require the same uniform compliance throughout the premises." **City Los Angeles Code enforcement**

Reference public documents: State of California Department Fair Employment and Housing Intake 201712-00534122 ; City Los Angeles RSD CE229942; Los Angeles Code enforcement complaints 646723 thru 660904; and other communications to government officials.

Hi Point Apts LLC and Williams Real Estate Advisors, Inc. are not licensed utility companies.

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

CC: DFEH, rent stabilization department, code enforcement, maintenance Ali Mozannar of Mozannar Construction, Inc.

FYI see the full page ad I believe that appears in the Los Angeles Times.

Subject: Today's SCEP Inspection Recalled re 1522 Hi Point St 90035 - Unsafe Peeling Lead Based Paint - Lack of Uniform Compliance - White People in Danger

From: G Johnson (tainmount@sbcglobal.net)

To: mayor.garcetti@lacity.org; presiliano.sandoval@lacity.org; robert.galardi@lacity.org; karen.baggio@lacity.org; angelo.shannon@lacity.org; steve.ongele@lacity.org; hcidla.rso.central@lacity.org; crystal.otero@lacity.org; richard.horn@lacity.org; corey.hupp@lacity.org; emily.hu@lacity.org; jonathan.hom@lacity.org; maria.a.hernandez@lacity.org; paula.hudak@lacity.org; terry.herr@lacity.org; michael.hughes@lacity.org; scott.matsunaga@lacity.org; robert.hughes@lacity.org; maintenance@williamsrea.com; walter.barratt@gmail.com; councilmember.wesson@lacity.org; welcomehome@williamsrea.com; charles.v.garcia@lacity.org;

Cc: matt@williamsrea.com; info@smchamber.com; thefirstjew@yahoo.com; contact.center@dfeh.ca.gov;

Date: Tuesday, March 27, 2018 12:31 PM

To whom it may concern:

This shall memorialize the inspection of today that occurred about 9:30-10:00 am by city employee inspector Viramontes [he refused to give me his first name or employee number]. I reserve the right to supplement this email after a more thorough review of my notes and the inspector's report. In attendance at the property was also resident manager Cynthia Ogan, Mozannar Construction Ali Mozannar, and Jade Beck. Beck said she no longer worked for Williams Real Estate Advisors but when asked numerous times, refused to identify who she worked for, and did not identify her purpose for entering the unit. All four persons entered unit 9.

STATE HEALTH AND SAFETY CODE SECTION 17920-17928.

17920. As used in this part:

- (a) "Approved" means acceptable to the department.
- (b) "Building" means a structure subject to this part.
- (c) "Building standard" means building standard as defined in

Section 18909.

(d) "Department" means the Department of Housing and Community Development.

(e) "Enforcement" means diligent effort to secure compliance, including review of plans and permit applications, response to complaints, citation of violations, and other legal process. Except as otherwise provided in this part, "enforcement" may, but need not, include inspections of existing buildings on which no complaint or permit application has been filed, and effort to secure compliance as to these existing buildings. 17920.3. **Any building or portion thereof** including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building..." [Emphasis added]

Thus far the city LADBDs and code enforcement has failed to conduct a diligent effort to secure compliance as required by 17920(e) above and section 17920.3, also in violation of GC 815.6 as regards 1522 Hi Point St 90035. Viramontes said to me that he believes LADBDs/code enforcement does not have jurisdiction over all portions of the building ---his admitted non-compliance with section 17920.3---in response to my request for maintenance of the intercom outside the building and inside my unit. I told Viramontes that not only is the non-working intercom a code violation, it is also a violation of LAMC re rent reduction [see city definition of housing services], the city capital improvements rent increase [the intercom system has obviously failed requiring a rent reduction], and the city THP program: the city final approval of installation of new intercoms in fifteen units.

Viramontes ignored the city's capital improvement and THP program jurisdiction over the intercom system. The intercom system was a subject of the city approved capital improvements rent increase--the keypad and intercom were installed as one unit---and mentioned repeatedly; in the appeal of the city's THP re this unit, the word "intercom" was mentioned over 47 times; as the result of city approved primary renovations, fifteen tenants have working intercoms, the city admittedly having jurisdiction over them as a housing service. See below **Housing Services 151.02 LAMC**.

I request that Viramontes receive training on the state Building Codes. I request Viramontes be terminated from employment.

I believe all those present today participated in criminal fraud, the taking of rent monies for a fraudulent purpose (denial of maintenance to intercom), a violation of the state penal code. I also reimburse for the collected SCEP fees, but I do not seem to be getting the benefit of that fee being that past SCEP inspections have not cited the non-working intercom, a violation of the SCEP obligations as SCEP HCIDLA states below.

Jade Beck appeared on the site. I believed that she works for Williams Real Estate Advisors ("WREA") As she entered my apartment, I asked about repairs to the intercom, my request witnessed by the other three. Beck responded that she no longer works for WREA. I asked her twice from that point who she worked for and she refused to respond. First, I ask that Beck be terminated from employment for acting in a prejudiced, disrespectful manner towards me. Second, I remind Beck that when someone enters my apartment, and disrespects me, and refuses to identify who they work for and their purpose for entering; I would usually consider that trespassing and knock her fucking ass out. She's a disrespectful Bitch.

Ogan told the inspector that Mozannar is the owner of the property. I told the inspector I was not aware that Mozannar is the owner; I asked Mozannar was he the owner and he replied, "Could be". [My rent agreement describes Mozannar as the "designated owner".]

I had previously filed a code violation complaint and re today's visit city number 667856 and SCEP number 658483:

Vertical supports unstable or deteriorated
 Electrical service requires maintenance
 Electrical wiring disconnected or abandoned
 Building or premises unsafe or unclean
 Trash, debris, and/or discard items stored on premises Guardrail or handrail missing, unsafe, leaning, or in disrepair
 Premises not maintained in safe and sanitary condition

Today I summarized from the code code complaints and handed Viramontes this in writing:

- (1) Rear inside hallway structural defect unsafe stair railing previously reported as structural defect;
- (2) intercom unit 9 not maintained;
- (3) outside security lights not working; [the light underneath my window]
- (4) intercom not fully functioning from front outside building;
- (5) abandoned vehicle in stall 14;
- (6) lead paint peeling on wall heater in unit 9.

I believe the wobbly rear stair railing is a dangerous structural defect; there are no warning signs that a white tenant or guest might experience an unsafe condition. I believe the railing could be made secure by a few well placed two by fours. I cannot believe White people pay rent money for such an

unsafe condition. I have never been in any building private or public where the stairway railing wobbled when walking on the stairs.

I believe the lead paint peeling from the heater in unit 9 is an extremely unsafe condition and should be corrected immediately.

As I told the four in attendance, the abandoned vehicle I believe is being used to store explosives or drugs, a danger to white people in the building.

Due to the non working intercom, this building is not in uniform compliance. White tenants are paying rent for a building that is not in uniform compliance.

Today's appearance by the persons mentioned is not acceptable as a resolution.

Geary Juan Johnson

Ham-Jew-DNA-Kushite/Black

1522 Hi Point St 9

Los Angeles CA 90035

Phone 323-319-4280

cc: **Insurance companies for Mozannar** and De La Torre; expenses to be billed owner as a result of today's inspection, including but not limited to, \$172.00; DFEH under Jerry Brown and Kevin Kish

GC 815.6.

Housing Services 151.02 LAMC

"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 probation of elevator service, laundry facilities and privileges, common recreational facilities, janitor service, resident manager, Refuse removal, furnishings, food-service, parking and other benefits privileges or facilities. Chapter XV of the Los Angeles municipal code Rent Stabilization ordinance, effective in the city of Los Angeles, requires that where there is a reduction in housing services there must be a corresponding decrease and equal to the reduction in the monthly cost to the landlord of the service, divided by the number of units deprived of that service."

"**The goal of the SCEP program** is to ensure conformance with State and local health and safety codes, to preserve the City's rental housing stock, and to protect the health, safety and welfare of their occupants and of the public" [Systematic Code Enforcement Program \(SCEP\) | HCIDLA](#)

**Systematic Code Enforcement Program (SCEP)
| HCIDLA**

Subject: Potpourri New Management Company at Hi Point Apts and Intercom Remains in Disrepair

From: G Johnson (tainmount@sbcglobal.net)

To: mayor.garcetti@lacity.org; robert.galardi@lacity.org; karen.baggio@lacity.org; angelo.shannon@lacity.org; steve.ongele@lacity.org; presiliano.sandoval@lacity.org; hcidla.rso.central@lacity.org; crystal.otero@lacity.org; richard.horn@lacity.org; corey.hupp@lacity.org; emily.hu@lacity.org; paula.hudak@lacity.org; terry.herr@lacity.org; michael.hughes@lacity.org; jonathan.hom@lacity.org; maria.a.hernandez@lacity.org; info@smchamber.com; scott.matsunaga@lacity.org; robert.hughes@lacity.org;

Cc: contact.center@dfeh.ca.gov; info@da.lacounty.gov;

Bcc: rumcake42@live.com;

Date: Sunday, April 8, 2018 11:47 PM

Who Is Jade Beck?

Garcetti's Citizen's Council Authorizes Lead Paint Poisoning

To whom it may concern/ Mayor Eric Garcetti and the Citizen's Council:

1. Damage claims were delivered to the HCIDLA, City of Los Angeles City Clerk, DFEH, and LADBS on March 6 and March 7, 2018. The name Jade Beck is added to all claims, if not already named.
2. I believe tenants move in and out of this building for various reasons including racism, retaliation, because they know the building is substandard and not in uniform compliance, and because tenants object to paying rent and the SCEP fee and the yearly rent increase for an intercom system that has lacked maintenance since 2014.
3. On or about March 27, 2018, it was reported to the code enforcement inspector, Jade Beck, and maintenance Mozannar Construction that a lead hazard exists at this unit. No action has been taken by this date, probably another reason tenants vacate their units.
4. I believe Jade Beck has now been placed in charge of racism and retaliation at this property.
5. I am attaching a April 7 notice of rent increase and I ask that rent control RSD check it for accuracy. I make this request without waiving the outstanding complaint for a rent reimbursement/reduction due to reduction in services i.e maintenance and parking.
6. I also attach a April 6, 2018 letter from Hi Point Apts LLC that Williams Real Estate Advisors is no longer managing the property and that WREA's former employee Jade Beck is assisting with tenant inquiries. The letter does not indicate if WREA is/is not still the leasing agent for the property for leasing of units.
7. Both notices from Hi Point Apts, with malice, do not indicate when our intercom will be repaired or replaced or when tandem parking will be restored. Included in the one letter are the phones and emails for Mozannar and for Beck.
8. Jade Beck needs to face jail time for criminal fraud.
9. I continue to pay my rent for over four years, and I have incurred rent increases each year, but still have not been provided maintenance to the intercom system. The State Building Code, Health and Safety Code, and LAMC all give the City code inspectors jurisdiction over housing services which includes maintenance to the intercom.
10. The racially biased Ali Mozannar and Jade Beck benefit from my rent monies but still I am maliciously denied maintenance to the intercom.
11. The property owner takes in over \$30,000 per month in rent monies.

12. The city claims the new rent registry program costs annually \$1,416,000 [over one million] yet I still cannot get maintenance to my intercom in this rent controlled building.

13. The actions of the code inspectors, Mozannar, and Beck, are intentional to cause harm to myself and other tenants.

Jade Beck Now in Charge of Racism and Retaliation at Hi Point Apts

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Geary Juan Johnson

1522 Hi Point St 9

Los Angeles CA 90035

Phone 323-807-3099

CC: Department Fair Employment and Housing

Attachments

- 2018-4-7 Walter Notice of Unit 9 Rent Increase.pdf (615.11KB)
- 2018-4-7 Letter Recd from Walter re WREA and Jade.pdf (667.93KB)

Subject: How many code enforcement inspectors does it take to install an intercom? ---Intercom still not maintained at 1622 Hi Point St Apts

From: G Johnson (tainmount@sbcglobal.net)

To: councilmember.wesson@lacity.org; councilmember.buscaino@lacity.org; councilmember.huizar@lacity.org; councilmember.ofarrell@lacity.org; councilmember.englander@lacity.org; councilmember.bonin@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.rodriquez@lacity.org; councilmember.martinez@lacity.org; paul.koretz@lacity.org; david.ryu@lacity.org; councilmember.blumenfield@lacity.org; councilmember.Krekorian@lacity.org; councilmember.cedillo@lacity.org; controller.galperin@lacity.org; mayor.garcetti@lacity.org; walter.barratt@gmail.com; contact.center@dfeh.ca.gov; hcidla.rso.central@lacity.org;

Cc: thefirstjew@yahoo.com; karen.baggio@lacity.org; robert.galardi@lacity.org; angelo.shannon@lacity.org; steve.ongele@lacity.org; richard.horn@lacity.org; crystal.otero@lacity.org; corey.hupp@lacity.org; paula.hudak@lacity.org; emily.hu@lacity.org; terry.herr@lacity.org; michael.hughes@lacity.org; jonathan.hom@lacity.org; maria.a.hernandez@lacity.org; scott.matsunaga@lacity.org; info@smchamber.com; robert.hughes@lacity.org; presiliano.sandoval@lacity.org; amozannar@gmail.com; tenantrelationsatyourapt@gmail.com; 1ccanary@gmail.com; ali4servicing@gmail.com;

Date: Thursday, May 10, 2018 4:20 PM

Garcetti's Citizen's Council Code Inspectors Say the Hell with the health and safety of Whites at Hi Point St Apts

To whom it may concern:

As of the time of this email, the intercom in unit 9 remains non-maintained and is not useful. Also, our parking stall #8 striping has not been extended to allow for parking of two vehicles for unit 9.

This shall verify that Mozannar Construction's Ali Mozannar and helper were on the property and in unit 9 between the approximate hours of 10:22 am and 2:15 pm and did repair the wall heater cover which was comprised of peeling lead based paint and airborne lead based paint, and as reported to code enforcement and the EPA (re lack of THP applications for ten units which would normally preclude primary renovations from proceeding, a health and safety unsafe work practices violations participated in by city employees).

Mozannar, the designated owner of the property and agent of the owner, and his helper had the opportunity but negligently made no effort to repair, replace, or remove the intercom unit 9, the intercom being a housing service for purposes of health and safety.

I also note today that I see posted to the Building a "Notice and Order to Comply" which is dated March 28, 2018. Attached. The notice does not mention any of the Complaints in my recent code violation complaints that Viramontes was given a copy of including:

- Electrical service requires maintenance
- Electrical wiring disconnected and/or abandoned
- Trash, debris, or rodents on premises
- Stairway, walkway, or decking material requires maintenance
- Guardrail or handrail missing, unsafe, leaning, or in disrepair

Premises not maintained in a safe or sanitary condition

Plaster/drywall wall/ceiling covering defective, deteriorated, or paint is peeling Unit in unsafe and/or unclean condition

Building and/or premises unsafe, or unclean

Trash, debris, or rodents on premises

(1) Rear inside hallway structural defect unsafe stair railing previously reported as structural defect; (2) intercom unit 9 not maintained; (3) outside security lights not working properly under unit 9 outside window; (4) intercom not fully functioning from front outside building; (5) abandoned vehicle in stall 14; (6) lead paint peeling on wall heater in unit 9, and airborne lead paint hazard ; airborne primarily when the heater is turned on. The lead paint hazard was reported prior to March 21, 2018, a hazard to all white tenants in the building.

The safety of white tenants is at risk.

None of my complaints are is mentioned in the Viramontes notice, or any other city notice that I am aware of. The conditions mentioned in the Viramontes notice are a result of the actions/inactions of Barratt, Hi Point Apts LLC, Ogan, Navis, Beck, Mozannar, and Williams Real Estate Advisors.

Due to the actions and inactions of those listed herein, I request that the city government revoke the business licenses of Doggone Cindy's Dog Walking Service, Walter Barratt and Hi Point Apts LLC, Williams Real Estate Advisors, Mozannar Construction and Ali Mozannar, and Jade Beck.

I anticipate a new claim for damages will be filed against city employee Alexandro Viramontes and city government of Los Angeles. I will also be requesting a closed door session with the City Council.

All rights reserved.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles CA 90035

Phone 323-807-3099

to: Hi Point Apts LLC via Walter Barratt, resident manager Cynthia Ogan via email above, Jade Beck via email tenantrelationsatyourapt@gmail.com above, Mozannar Construction via email above, DFEH via email above, HCIDLA via email above

CC: AAGLA

Code Violation Report Cites Massive Code Violations at Hi Point Apts but whites ignore the intercom System

Attachments

- 2018-5-10 Posted Notice and Order to Comply at 1522.pdf (8.66MB)

Subject: Demand for payment re Hi Point Apts Unit 9 due to owner's constructive eviction re denial of housing services including tandem parking and intercom maintenance

From: G Johnson (tainmount@sbcglobal.net)

To: tenantrelationsatyourapt@gmail.com;

Cc: councilmember.wesson@lacity.org; councilmember.buscaino@lacity.org; councilmember.huizar@lacity.org; councilmember.ofarrell@lacity.org; councilmember.englander@lacity.org; councilmember.bonin@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.rodriquez@lacity.org; councilmember.martinez@lacity.org; paul.koretz@lacity.org; david.ryu@lacity.org; councilmember.blumenfeld@lacity.org; councilmember.Krekorian@lacity.org; councilmember.cedillo@lacity.org; controller.galperin@lacity.org; mayor.garcetti@lacity.org; thefirstjew@yahoo.com; karen.baggio@lacity.org; robert.galardi@lacity.org; angelo.shannon@lacity.org; steve.ongele@lacity.org; richard.horn@lacity.org; crystal.otero@lacity.org; corey.hupp@lacity.org; paula.hudak@lacity.org; emily.hu@lacity.org; terry.herr@lacity.org; michael.hughes@lacity.org; jonathan.hom@lacity.org; maria.a.hernandez@lacity.org; scott.matsunaga@lacity.org; info@smchamber.com; robert.hughes@lacity.org; diana@aagla.org;

Date: Thursday, May 31, 2018 9:18 PM

To Jade Beck at tenantrelationsatyourapt@gmail.com/ Walter Barratt Hi Point Apts LLC et al:

1. You are named in another code enforcement violations complaint filed with the city code enforcement on May 28, 2018.
2. You as well as Walter Barratt, Cynthia Ogan, Apartment Association of Greater Los Angeles, Lee Kaplan et al. are named in new claims for damages filed with the city government of Los Angeles.
3. Please remit a check today to cover the amounts below, including but not limited to, rent reimbursement and other actual damages:

12 months rent @ \$1398.65 = \$16783 x 2 = \$33,567.00. (amount doubled per applicable city or state codes)

Feb 22 2018 Advertising costs re tandem stall and intercom. \$1425.00

March 29, 2018 advertising costs re tandem stall and intercom. \$59.00

Postage costs re tandem stall and intercom. March 5, 2018. \$26.80

Flower delivery to WREA costs re tandem stall and intercom. \$36.87

Flower delivery to City HCIDLA costs re tandem stall and intercom. \$41.88.

Postage to DFEH re tandem stall and intercom April 16, 2018. \$6.70.

Postage costs re tandem stall and intercom. May 22, 2018. \$19.40.

Postage costs re tandem stall and intercom. May 30, 2018. \$29.10.

Total to remit: \$35,211.75.

This does not constitute an attempt to settle all claims. I will be forwarding you a more detailed accounting shortly.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9

Los Angeles CA 90035

Phone 323-319-4280

cc: AAGLA

"A constructive eviction occurs when the acts or omissions to act of a landlord, or any disturbance or interference with the tenant's possession by the landlord, renders the premises, or a substantial portion thereof, unfit for the purposes for which they were leased, or has the effect of depriving the tenant for a substantial period of time of the beneficial enjoyment or use of the premises. (*Sierad v. Lilly*, 204 Cal.App.2d 770 [22 Cal.Rptr. 580].)" **Everything in the unit must be in useful condition:** Landlord and Tenant–Eviction–Landlord's Failure to Repair. — –In a lessee's action to recover a security deposit paid defendants, as lessor, at the inception of a lease, and for damages for breach of the lessor's covenant to maintain the leased premises in **useful condition**, the evidence was sufficient to support a finding of constructive eviction.... KARL R. GROH et al., Plaintiffs and Respondents, v. KOVER'S BULL PEN, INC., 221 Cal. App. 2d 611; 34 Cal. Rptr. 637; 1963 Cal. App. LEXIS 2194.

Subject: New code violation complaint re Hi Point Apts

From: G Johnson (tainmount@sbcglobal.net)

To: councilmember.buscaino@lacity.org; councilmember.huizar@lacity.org; councilmember.ofarrell@lacity.org;
councilmember.englander@lacity.org; councilmember.bonin@lacity.org; councilmember.price@lacity.org;
councilmember.harris-dawson@lacity.org; councilmember.rodriguez@lacity.org;
councilmember.martinez@lacity.org; paul.koretz@lacity.org; david.ryu@lacity.org;
councilmember.blumenfield@lacity.org; councilmember.Krekorian@lacity.org; councilmember.cedillo@lacity.org;
controller.galperin@lacity.org; mayor.garcetti@lacity.org;

Date: Monday, June 25, 2018 1:32 PM

"Whatever excuses the city alleges for the substandard conditions is not authorized in any state or city law, and is not listed in my rent agreement. Due to the actions and inactions of those listed herein."

"I request that the city government revoke the business licenses of Doggone Cindy's Dog Walking Service, Walter Barratt and Hi Point Apts LLC, Williams Real Estate Advisors, Mozannar Construction and Ali Mozannar, and Jade Beck."

"...James Blythe, George Terranova, the Mayor's Fund for Los Angeles: Karsh Family Foundation, Wasserman Foundation, Goldman Sachs, Westfield Property Management LLC..."

"Any alleged decisions of admin agencies or courts have not invalidated the provisions of the THP appeal decision re unit 9 and no such decisions have invalidated the provisions of the rental agreement. "

"I believe that Robert Galardi, Mayor Eric Garcetti, Rushmore Cervantes, Roberto Aldape, Daniel V. Gomez, and David Whitehurst agree that tenants Marilyn London, Lorrie Sakuchi, and Cynthia Ogan were entitled to, but did not receive, free rent as resident managers at this address, and therefore are entitled to rent reimbursements which could total over \$25,000 dollars each person."

All rights reserved.

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

Attachments

- 2018-6-24 Scanned Code Violation 1522 Complaint 679404.pdf (5.28MB)

White Privilege - Your Notice to Enter Premises Does Not Address the Door Entry Intercom System

Geary Juan Johnson

Fri 7/27/2018 10:44 PM

To: diana@aagla.org <diana@aagla.org>; Hi LLC <walter.barratt@gmail.com>; Ali Maintenance <amozannar@gmail.com>; ali4servicing@gmail.com <ali4servicing@gmail.com>; Hi Point Resident Manager Cynthia Ogan <1ccanary@gmail.com>; tenantrelationsatyourapt@gmail.com <tenantrelationsatyourapt@gmail.com>; RSO Contact <hcidla.rso.central@lacity.org>; councilmember.wesson@lacity.org <councilmember.wesson@lacity.org>; councilmember.buscaino@lacity.org <councilmember.buscaino@lacity.org>; councilmember.huizar@lacity.org <councilmember.huizar@lacity.org>; councilmember.ofarrell@lacity.org <councilmember.ofarrell@lacity.org>; councilmember.englander@lacity.org <councilmember.englander@lacity.org>; councilmember.bonin@lacity.org <councilmember.bonin@lacity.org>; councilmember.price@lacity.org <councilmember.price@lacity.org>; councilmember.harris-dawson@lacity.org <councilmember.harris-dawson@lacity.org>; councilmember.rodriguez@lacity.org <councilmember.rodriguez@lacity.org>; councilmember.martinez@lacity.org <councilmember.martinez@lacity.org>; paul.koretz@lacity.org <paul.koretz@lacity.org>; david.ryu@lacity.org <david.ryu@lacity.org>; councilmember.blumenfeld@lacity.org <councilmember.blumenfeld@lacity.org>; councilmember.Krekorian@lacity.org <councilmember.Krekorian@lacity.org>; councilmember.cedillo@lacity.org <councilmember.cedillo@lacity.org>; controller.galperin@lacity.org <controller.galperin@lacity.org>; mayor.garcetti@lacity.org <mayor.garcetti@lacity.org>; thefirstjew@yahoo.com <thefirstjew@yahoo.com>; karen.baggio@lacity.org <karen.baggio@lacity.org>; robert.galardi@lacity.org <robert.galardi@lacity.org>; angelo.shannon@lacity.org <angelo.shannon@lacity.org>; steve.ongele@lacity.org <steve.ongele@lacity.org>; richard.horn@lacity.org <richard.horn@lacity.org>; crystal.otero@lacity.org <crystal.otero@lacity.org>; corey.hupp@lacity.org <corey.hupp@lacity.org>; paula.hudak@lacity.org <paula.hudak@lacity.org>; emily.hu@lacity.org <emily.hu@lacity.org>; terry.herr@lacity.org <terry.herr@lacity.org>; michael.hughes@lacity.org <michael.hughes@lacity.org>; jonathan.hom@lacity.org <jonathan.hom@lacity.org>; maria.a.hernandez@lacity.org <maria.a.hernandez@lacity.org>; scott.matsunaga@lacity.org <scott.matsunaga@lacity.org>; info@smchamber.com <info@smchamber.com>; robert.hughes@lacity.org <robert.hughes@lacity.org>;

📎 1 attachments (799 KB)

2018-7-27 Notice to Enter Premises 1522 Hi Point from AAGLA .pdf;

The Power of Racism is Among Us

AAGLA cuts off tenants from repairmen

AAGLA says Black tenants not entitled to housing services

Plumbing problems at Hi Point Apts

Walter Barratt, Jade Beck, Cynthia Ogan, Ali Mozannar

(via emails above)

Hi Point Apts LLC 14 Ozone Avenue Venice CA 90291

Hi Point Apts LLC

11693 SAN VICENT BLVD SUITE 351 LOS ANGELES CA 90049-5105

Daniel Yukelson, Matthew Farghum, Janet Gagnon, Karen Truong, Jessica Garcia, Alex Paladin, Dee Travillion, Mona Begum, Maureen Farrell, Maria Arnold, Jennifer Lee, Diana Alcaraz, Jonathan Arambel, Steve Carlson

Dear Slave Masters AAGLA members, Jade Beck, et al:

Tenants unit 9 have received the attached Notice to Enter Premises for tomorrow Saturday, Jul 27, 2018 alleging plumbing problems. The notice appears defective because I was told by the city and owner of the property that no repairs are done on weekends unless they are an emergency and your notice does not state this is an emergency. The notice letterhead says it is from AAGLA.

In addition, your notice does not mention the following code violations which have been reported numerous times to yourselves and code enforcement:

1. The door entry intercom system has failed at this location.
2. Please assign us a tandem parking stall today, without any additional rent charges.
3. The parking lot needs to be striped.
4. Please extend the striping to stall #8, to make a tandem stall as you previously did for White tenants at stall #13.
5. Please provide a list of all parking assignments.
6. All eighteen tenants are entitled to a monthly rent reduction due to the non-working intercom system.
7. Your actions of not repairing the failed intercom violate section LAMC 41.33 in that you have cut off my free communication to vendors, guests, and friends and you have restricted tradesman from making necessary repairs.
8. Please repair the intercom system without further delay and provide rent reimbursements for the reduction of housing services intercom and parking.
9. . At all times the city government has the authority to make the necessary repairs (including in a slumlord building) and bill the owner for the cost of the repairs.
10. The city has previously ruled this building substandard housing because of lack of uniform compliance. This building is still not in uniform compliance.
11. Neglect.
12. This email is forwarded to the city council as a matter of Public Interest and may be posted to the worldwide web.
13. The Ku Klux Klan at AAGLA. Please provide your insurance agent contact information to file a claim with your insurance company.
14. AAGLA: if your Mother lived at 1522 Hi Point St 90035, would you want her to have a working intercom and parking stall?

Summary of code violations reported:

- (1) **Rear inside hallway structural defect unsafe stair railing** previously reported as structural defect;
- (2) **intercom unit 9 not maintained**;
- (3) **outside security lights** not working properly under unit 9 outside window;
- (4) **intercom not fully functioning** from front outside building;
- (5) **abandoned vehicle in parking stall 13**.
- (6) **Debris** under car at parking stall 13.

The Los Angeles City Clerk is requested to place this email onto the next available City Council agenda under "Communications from the Public".

All rights reserved.
1522 Hi Point St 9
Los Angeles CA 90035

323-319-4280

Subject:	Demand to place property in REAP at 1522 Hi Point St 90035
From:	Geary Juan Johnson (rumcake42@live.com)
To:	hcidla.reap@lacity.org; mayor.garcetti@lacity.org; hcidla.rso.central@lacity.org; robert.galardi@lacity.org; info@smchamber.com; info@da.lacounty.gov;
Cc:	tenantrelationsatyourapt@gmail.com;
Date:	Tuesday, July 31, 2018 1:37 PM

Dear REAP:

I hereby demand that 1522 S Hi Point St 90035 be placed into the REAP program on the following grounds and that all 18 tenants receive a rent reduction of 50%.

1. Peeling paint exterior timber clad letters and numbers
2. Rear inside hallway structural defect unsafe loose wobbly stair railing previously reported as structural defect
3. intercom unit 9 not maintained;
4. outside parking lot security lights not working properly outside unit 9 window;
5. intercom not fully functioning from front outside building;
6. abandoned vehicle in parking stall 13
7. Debris under car at parking stall 13.

I attach a 2015 order from the Los Angeles County Public Health department in which they ordered the door entry **intercom system repair** by 2015 (corrected 2016) but the repair or replacement never occurred. The non-working intercom is still in units 9, 8, and 5. The non-working intercom box is on the outside of the building and for the use of all eighteen tenants. With the exception of the intercom in unit 9, all code violations herein are common to all tenants of the 18 units.

Some of these violations were the subject of a city Capital Improvements rent increase and may also constitute failure of a capital improvement.

The above violations are under the authority of city Los Angeles REAP as they are nuisance conditions, structural hazards, failure to manage, maintenance, and electrical. I am told by code enforcement that these issues have been the subject of hundreds of city of Los Angeles code violation complaints.

All rights reserved.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles CA 90035

323-319-4280

cc: Los Angeles County District Attorney

Attachments

- 2015-12-11 Email Order from County Health re Intercom.pdf.pdf (87.07KB)

Subject: Wide angle peephole needed to see threatening animals- 1522 Hi Point Apartments 90035- Intercom still not repaired or replaced

From: Geary Juan Johnson (rumcake42@live.com)

To: walter.barratt@gmail.com; tenantrelationsatyourapt@gmail.com; ali4servicing@gmail.com; diana@aagla.org; ani.wlfield@lacity.org; mark.salazar@lacity.org;

Cc: mayor.garcetti@lacity.org; mayor.garcetti@lacity.org; councilmember.wesson@lacity.org; councilmember.buscaino@lacity.org; councilmember.huizar@lacity.org; councilmember.ofarrell@lacity.org; councilmember.englander@lacity.org; councilmember.bonin@lacity.org; councilmember.price@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.rodriquez@lacity.org; councilmember.martinez@lacity.org; paul.koretz@lacity.org; david.ryu@lacity.org; councilmember.blumenfield@lacity.org; councilmember.Krekorian@lacity.org; councilmember.cedillo@lacity.org; controller.galperin@lacity.org; hcidla.rso.central@lacity.org;

Date: Wednesday, August 8, 2018 1:42 PM

To whom it may concern/Jade Beck/Hi Point Apts LLC/AAGLA:

1. I notice someone planted poisonous mushrooms in the front grass to presumably kill the dogs.
2. A recent news story says a man's limbs were removed after being licked by a dog. See link below
3. Numerous times I have been threatened by animals at 1522 Hi Point St as animals threaten me or come close enough to lick me because their dog owners do not curb their dogs
4. I am afraid of dogs
5. All dogs need to be removed from the property
6. Fifteen units/tenants in the building have wide angle peepholes to they can safely see up and down the hallways before exiting their unit
7. Unit 9 ---mine---has the old style peephole does not allow wide angle access and I cannot see up and down the hallway before exiting
8. The wide angle peephole is a health and safety housing service denied to unit 9 Black tenants while freely provided to primarily white tenants who have the privilege
9. Please install a wide angle peephole in unit 9 door since it is for security reasons provided to Whites and so we may be able to see dangerous dogs/persons in the hallway before exiting
10. I would not like to face having my limbs cut off because free roaming dogs at 1522 Hi Point Apts lick me

All rights reserved.

Geary Juan Johnson

1522 Hi Point St 9

Los Angeles CA 90035

323-319-4280

Member of the LA Tenants Union

<https://www.usatoday.com/story/news/nation-now/2018/08/01/mans-legs-hands-amputated-after-dogs-lick/877895002/>

Notice to Enter Premises*

TO (Renter):	All Tenants		
PREMISES: (Address) (St., Ave., Blvd., etc.) (Apt. No.)	1522 Hi Point Street		
CITY:	Los Angeles	California (Zip Code):	90232

During normal business hours**, on (date): Wednesday March 6th, 2019, between the hours of 9:00am and 5:00pm Owner or Owner's agent(s) will enter the Premises for the following reason(s) (California Civil Code Section 1954): (Mark one or more of the spaces below)

1. To make:

- ☐ a. Necessary or agreed repairs
- ☐ b. Decorations
- ☐ c. Alterations
- ☐ d. Improvements
- ☐ e. An initial inspection (Civil Code Section 1950.5[f])
- ☒ f. Inspect, test, repair or maintain Smoke Detectors.

Code Enforcement Inspection

☐ 2. To exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workmen or contractors.

☐ 3. Pursuant to court order.

If entry is made for an initial inspection, renter shall be given at least 48 hours written notice of such entry, unless such notice is waived.

Date: 2/27/19

Jade Beck

Jade Beck
(SIGNATURE OF OWNER /AGENT)

*Written notice of intent to enter shall be given at least 24 hours in advance of such entry by (a) personal delivery of the notice to the Renter, (b) delivery of the notice to a person of suitable age and discretion at the Premises, or (c) by leaving the notice at or near the usual entry door of the Premises in a manner in which a reasonable person would discover the notice. If the Renter is absent at the time of entry, written evidence of the entry shall be left in the Premises.

** Entry may be made during other than normal business hours

RECEIVED
6/1/19

California Apartment Association

Legal Q&A: Must owners conduct annual smoke detector inspections within units?

May 7, 2018

Question: Is there a smoke detector ordinance that requires an owner to perform an annual smoke detector inspection in each unit? If so, what is the purpose of the smoke detector agreement?

Answer: California state law does not require an annual inspection of a smoke detector inside a rented unit; however, the owner is responsible to maintain and test smoke detectors in common stairwells or other common property of the apartment community. Tenants are required to notify the owner of an inoperable smoke detector in their unit.

Question: I have tenants who recently divorced. The husband has moved out. Can we take him off the rental agreement?

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