

## Fwd: Separate but Unequal Housing Services is Unlawful - Memorialization of Plumbing Repair at Hi Point Apts

Anna Martinez <anna.martinez@lacity.org>  
To: Clerk Council and Public Services <Clerk.CPS@lacity.org>

Wed, Mar 13, 2019 at 7:23 AM

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

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

Date: Tue, Mar 12, 2019 at 10:32 PM

Subject: Separate but Unequal Housing Services is Unlawful - Memorialization of Plumbing Repair at Hi Point Apts

To: jade@powerpropertygrp.com <jade@powerpropertygrp.com>, highpoint1522@gmail.com <highpoint1522@gmail.com>, Hi LLC <walter.barratt@gmail.com>, Mayor Garcetti <mayor.garcetti@lacity.org>, councilmember.wesson@lacity.org <councilmember.wesson@lacity.org>, Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>, City of Los Angeles <councilmember.krekorian@lacity.org>, councilmember.cedillo@lacity.org <councilmember.cedillo@lacity.org>, City of Los Angeles <councilmember.ofarrell@lacity.org>, Councilmember Rodriguez <councilmember.rodriguez@lacity.org>, councilmember.martinez@lacity.org <councilmember.martinez@lacity.org>, councilmember.buscaino@lacity.org <councilmember.buscaino@lacity.org>, City of Los Angeles <councilmember.blumenfeld@lacity.org>, RSO Contact <hcidla.rso.central@lacity.org>, Ali Maintenance <ali4servicing@gmail.com>, adam.lid@lacity.org <adam.lid@lacity.org>, cityclerk@lacity.org <cityclerk@lacity.org>, Da Lacounty Info <info@da.lacounty.gov>

# Racism at Hi Point Apts malice oppression and fraud

Power Property Management Group Jade Beck via email

Kasandra Harris, Resident Manager via email

Walter Barratt, owner of Hi Point Apts LLC via email of record

**Power Property Management Group Agent for Hi Point Apts LLC**  
**PO Box 472**  
**Culver City, California 90230**

1. The Los Angeles Housing Committee on March 27 will hear testimony on the **Landlord Anti-Harassment Ordinance**. I ask that the committee subpoena Walter Barratt, Jade Beck, and Kasandra Harris to appear.

2. Chad from LA Housing has called me. This was my response to him today.

"You have reached Chad with HCIDLA code enforcement. (213-252-2810). Please leave a message representing your name, telephone number, and a brief description of why you're calling. And I will return your call as soon as possible." March 12, 2019 at 10:09 am. "Good morning. G. Juan Johnson calling. 323-319-xxxx in reference to Hi Point St Apts and the payment of damages by yourself. You're named in a damage claim, code enforcement complaint. So let's talk about those damages against you. 323-319-xxxx. Thank you very much. And its about 10 o'clock in the morning." (Voicemail: your message has been sent).

3. I ask that Chad give testimony on March 27, 2019 at the LA Housing Hearing.

4. According to the city REAP procedures, maintenance and parking is housing services.

5. The city has not resolved the illegal rent increases that have occurred to unit 9, since the rent amount does not comply with the last served Notice of rent increase. **Tenants have also not been served** with the 2018-2019 rent registration for the building which means the owner is illegally demanding and collecting rent. This has been told to the City numerous times.

6. The phrase "including but not limited to" appears in the city RAC definition of housing services, the same phrase occurs in the Health and Safety Code, the same phrase occurs in the rent agreement with Hi Point Apts LLC. This means that the intercom and intercom maintenance cannot be excluded from repairs as the owner and city has done.

### 7. Punitive Damages

*Monetary compensation awarded to an injured party that goes beyond that which is necessary to compensate the individual for losses and that is intended to punish the wrongdoer.*

Punitive damages, also known as exemplary damages, may be awarded by the trier of fact (a jury or a judge, if a jury trial was waived) in addition to actual damages, which compensate a plaintiff for the losses suffered due to the harm caused by the defendant. Punitive damages are a way of [punishing](#) the defendant in a civil lawsuit and are based on the theory that the interests of society and the individual harmed can be met by imposing additional damages on the defendant. Since the 1970s, punitive damages have been criticized by U.S. business and insurance groups which allege that exorbitant punitive damage awards have driven up the cost of doing business. Punitive damages have been characterized as "quasi-criminal" because they stand halfway between the criminal and [Civil Law](#). Though they are awarded to a plaintiff in a private civil lawsuit, they are noncompensatory and in the nature of a criminal fine. [punitive damages](#). **The Free Dictionary.**

8. **California** Civil Code 3294 allows a jury to award **punitive damages** in a personal injury case. The plaintiff must prove by clear and convincing evidence that the defendant's conduct amounted to malice, oppression, or fraud. **Punitive damages** are not intended to compensate a plaintiff for his or her losses.

9. In response to a request for repair of the bathroom toilet yesterday, maintenance was here today about 8 am and repaired the toilet.

10. The issues of the lack of maintenance to the intercom, and the assignment of tandem parking stall, and rent reimbursements, remain unresolved. **THE INTERCOM HAS NOT BEEN REPAIRED. NUMEROUS WHITES AT THIS PROPERTY HAVE A WORKING INTERCOM, WHILE THE BLACKS IN UNIT 9 DO NOT.**

11. The intercom system, embraced by the city in its capital improvements decision (2015) and by the certificate of occupancy, is the same housing service as a toilet plumbing, kitchen sink garbage disposal, lighting, smoke detector, etc.

### [Racial segregation in the United States](#)



**Racial segregation in the United States**

The term refers to the physical separation and provision of so-called "separate but equal" facilities, which wer...

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

**I again request fines of \$50,000 each against said mentioned parties, and against the two employees who conducted the illegal inspection today that did not comply with CC section 1954.**

### **The intercom unit 9 needs repair.**

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

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***Geary Juan Johnson***

***1522 Hi Point St 9***

***Los Angeles CA 90035***

Phone 323-319-4280

42 USC 1981

42 USC 1983

## **LAMC 41.33 Peaceful Enjoyment**

### **SEC. 41.33. 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.