

Fwd: For the LA Housing Committee

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

Wed, Apr 3, 2019 at 7:45 AM

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

From: **G Johnson** <tainmount@sbcglobal.net>
Date: Wed, Apr 3, 2019 at 7:43 AM
Subject: For the LA Housing Committee
To: cityclerk@lacity.org <cityclerk@lacity.org>
Cc: highpoint1522@gmail.com <highpoint1522@gmail.com>

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

Dear City Clerk:

Please make sure the March 15 and March 25 emails from me were received by the **LA Housing Committee** re the Anti Landlord Harassment proposed ordinance, as "Communications from the Public".

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Geary Juan Johnson
1522 Hi Point St 9
Los Angeles CA 90035
Phone 323-319-4280

**c: Resident Manager Kassandra
Harris at 1522 Hi Point St
Apartments 90035**

2 attachments

 **2019-3-15 Email Denial Services.pdf**
146K

 **2019-3-25 Email RSO re Illegal Rent.pdf**
159K

Continued Denial of Housing Services at 1522 Hi Point St Apartments 90035

From: G Johnson (tainmount@sbcglobal.net)

To: jamie.hwang@lacity.org; cairo.rodriguez@lacity.org; albert.lord@lacity.org; billie.j.green@lacity.org; mayor.garcetti@lacity.org; councilmember.wesson@lacity.org; councilmember.harris-dawson@lacity.org; councilmember.krekorian@lacity.org; councilmember.cedillo@lacity.org; councilmember.ofarrell@lacity.org; councilmember.rodriguez@lacity.org; councilmember.martinez@lacity.org; councilmember.buscaino@lacity.org; councilmember.blumenfeld@lacity.org; hcidla.rso.central@lacity.org

Cc: complaints_office_00@hud.gov; manuel.a.alvarado@hud.gov; contact.center@dfeh.ca.gov; highpoint1522@gmail.com; info@da.lacounty.gov; adam.lid@lacity.org; cityclerk@lacity.org

Date: Friday, March 15, 2019, 9:45 AM PDT

To whom it may concern/Rushmore Cervantes:

1. I have received a few phone calls over the past few weeks presumably from city government employees. This email shall act as a response to those city communications. If you need to respond, please do so by first class mail.
2. The object of my communications to the city is to get the issues resolved. It is not my purpose to engage in a ceaseless barrage of communications without a legitimate purpose. The purpose is to get the repairs, the purpose is to get the housing services, the purpose is to get reimbursement for denial of housing services and damages due to housing discrimination and retaliation.
3. The rent stabilization department already has actual and constructive knowledge of the issues here. They have the evidence needed, and they have had this information for YEARS. The same goes for the code enforcement department because they have the request for REAP complaint of August 2018 as well as numerous code enforcement complaints.
4. Thus, if these city departments already have the information needed to arrive at the resolution requested, why for God's sake do they keep calling me and stalling me?
5. For reduction of housing services maintenance and parking, how long does it take to order the parking restored or assigned? How long does it take to order or make maintenance to an intercom system?
6. The answer is that it should not take FIVE YEARS. For what I am requesting should take minutes. It should take minutes to order intercom repair. It should take minutes to order parking assignments and rent reimbursements. The many whites and those with high incomes coming into this city to the high density housing, is this the response they can expect from government officials?
7. Numerous times I have been at the building, and code enforcement employees did not show; numerous times I was at the building and code enforcement arrived but did not inspect or did not cite the owner.

8. Numerous written and email communications have been made by me to the rent stabilization department (and claims filed against the city) but this has not resulted in the issues being resolved.
9. Housing department employee Chad has called me numerous times about the damages requested against him but I have not received any damage monies from him, etc.
10. The city needs to pass an ordinance that will fine property owners for not making timely responses to tenant complaints.
11. I realize that many government employees want to exclude the intercom in my unit from maintenance. An intercom that primarily white tenants benefit from but unit 9 Blacks tenants do not. The Health and Safety code under "sanitation" uses the phrase "including but not limited to"; my rent agreement uses the same phrase; the city RAC definition of housing services uses the same phrase. Thus, the city does not have the authority to exclude the intercom from maintenance. Is this what the high rent tenants can expect from the city government of Los Angeles?
12. My rent agreement, which the city has numerous copies of, includes parking for two vehicles. There are spaces written in the agreement for two vehicles. The CFO shows the tandem stalls available in the parking lot. Yet why can't Black tenants in unit 9 be assigned a tandem parking stall? Is this what the high rent tenants can expect from the city government of Los Angeles?
13. The landlord cannot demand or collect rent unless they have served a copy of the rent registration renewal. Unit 9 has never been served with a copy as required under RAC regulations LAMC.
14. We pay \$17.08 per month capital improvement increase yet the intercom does not work, and recently all outside exterior lights failed so they were replaced. This is grounds for the \$17.08 increase to be cancelled from Unit 9 rent amounts.
15. I did call the Chad city employee phone number repeatedly the last three days but the phone system on his end kept cutting me off after fifteen seconds. Numerous calls from and to Chad have not resulted in the requested housing services being supplied. A waste of taxpayer monies.
16. Under the rent agreement, and local, state, federal law, it is my duty/right to complain about denial of housing services as I do so herein.
17. Code enforcement is able to ascertain from the outside of the building that the intercom system is not functioning correctly. Code enforcement has the authority to subpoena the maintenance records for the building.

I attach a copy of the latest code violation complaint/REAP. Your number 715404 dated March 4, 2019.

I attach a copy of the 30 day notice of rent increase because that notice does not match the rent we currently pay, which is an illegal rent increase. That is a rent stabilization department complaint.

Please respond by first class mail.

All rights reserved.

Geary Juan Johnson
1522 Hi Point St 9
Los Angeles CA 90035
Phone 323-319-4280

cc: Kasandra Harris, Resident Manager, Hi Point Apts LLC and Power Property Management Group

reference:

FIRST AMENDED CIVIL RIGHTS COMPLAINT PURSUANT TO 42 U.S.C. § 1983 [“The Ku Klux Klan Act”] AND REQUEST FOR DECLARATIVE AND INJUNCTIVE RELIEF **Defendants:** CITY OF LOS ANGELES, CALIFORNIA, COUNTY OF LOS ANGELES, CALIFORNIA, STATE OF CALIFORNIA, [et al.] and DOES 1-10 inclusive. Case : 2:16-CV-03236-JLS-AJW, Central District Los Angeles, filed May 11, 2016.

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.



2019-3-4 Code Violation Complaint LA 715404.pdf
4.7MB



2018-4-7 Walter Notice of Unit 9 Rent Increase.pdf



615.1kB

ILLEGAL RENT COMPLAINT RE HI POINT APTS - a rent controlled building

From: G Johnson (tainmount@sbcglobal.net)
 To: hcidla.rso.central@lacity.org
 Cc: cityclerk@lacity.org; adam.lid@lacity.org; mayor.garcetti@lacity.org; paul.koretz@lacity.org;
 councilmember.cedillo@lacity.org; councilmember.wesson@lacity.org; councilmember.krekorian@lacity.org
 Date: Monday, March 25, 2019, 1:56 PM PDT

TO:
 Courtney Doran Gloria Torres Mariana Lamb Lisa Romero– Martinez Marina Lem Roberto Aldape
 Lydia Perez Lydia Pena Daniel B Gomez, Erika Garcia Donya Plazo Jorge de la Torre Robert
 Galardi Javier Melendez Brian Beltran Norman Koplan ; David Zaitz; Nell Dizon; Glender Chu;
 Elva Valdovinas; Marcella DeShurley ; Emma Garcia; Susan Gosden ;Rushmore Cervantes, Lilly
 Fuentes Claudia Monterrosa Laura K Guglielmo, Bessie Corrales, Sally Richman, Alfonso Perez,
 Sharon Lowe, Luz Santiago, Lyndon Salvador Zachary Millet Rosa Benavides, Greg Kung

EXECUTIVE MANAGEMENT

General Manager, Rushmore D. Cervantes 9th Floor 213 Executive Administrative Assistant,
 Lily Fuentes 213

..... FAX 213 Policy & Research Analysis, Claudia
 Monterrosa.....9th Floor 213 Executive Officer, Laura K. Guglielmo 9th Floor 213
 Executive Administrative Assistant, Bessy Corrales..... 213 Performance Management &
 Resiliency Planning: Sally Richman

808-8808 808-8637 808-8616 808-8650 808-8405 928-9071

Code Enforcement Division

Director, Daniel V. Gomez 8th Floor Secretary, Erika
 Garcia.....

- Administration / Program Support: Donya Plazo
- Case Analysis Legal: Jorge De La Torre.....
- Complaints & Special Enforcement / SCEP: Robert Galardi ..
- Code Hearings: Javier Melendez
- Emergency Management / TRIP / URP: Brian Beltran

958 Compliance Division

Director, Roya Babazadeh.....8th Floor Secretary,
 vacant.....

- Billing & Collections: Michael Prendergast
- Hearings: Norman Koplin
- Legal / Compliance: David Zaitz.....

REAP / UMP: Nell Dizon

958 Rent Stabilization Division

Director, Anna Ortega 8th Floor Secretary,
vacant.....

Case Analysis: Glender Chu

Customer Service Hotline: Elva Valdovinos

Investigations & Enforcement / Regional Offices: Marcella DeShurley

.....

Landlord Declarations and Tenant Buyout: Emma Garcia

RSO Unit: Susan Gosden

213 922-9681 213 808-8519 213 808-8503

DEAR Garcetti RSD LA:

Tenants unit 9 still have not received rent reimbursements for reduction of maintenance to the intercom system, and reduction parking from tandem stall to single stall. In addition, the city government has refused to explain what are the qualifications for getting maintenance to the intercom system ---"equal privileges and services"--- and refused to explain what are the qualifications for being assigned tandem parking ---"equal privileges and services".

Those issues above mean we continue to pay an illegal rent.

In addition, there is the matter of capital improvements increase of \$17.08. City decision Issued May 8 2015. That increase included the replacement of the intercom system (of which ours was not replaced or repaired). We are paying an increase for an intercom system that only benefits other tenants. That increase also included the installation of exterior lights to the building. Those exterior lights have since recently failed in their entirety, thus we pay an illegal rent for the exterior lights. The increase for the exterior lighting was .89 cents per unit. The increase for the intercom-door entry was \$.44 cents per unit. **We pay for the replacement of the building intercom system, but ours was not repaired or replaced. We are owed rent reimbursement of \$.44 cents per month since 2015 May. Our rent must be reduced by \$.89 cents forward per unit for the total failure of the exterior lights.**

The 2015 decision of the city stated, "proper statutory notice must be given to tenants before any rent increase can become effective." The attached 2019-1-12 PPM Notice of Unpaid rent does not constitute proper statutory notice. In addition, the owner accepted rent which he alleges was the incorrect amount; since he cashed the checks (and money orders), he waived any right to complain that the rent amount as submitted was not correct. We are entitled to rent reimbursement for the owner not serving the proper statutory notice, such rent reimbursements to go back within the last three years. **The owner did not serve the 30 day notice required to claim the rent of \$1467.55.**

In addition, I attach selected rent checks for the time period 6/1/17 thru Mar 1, 2019. The owner can only demand a rent increase ---under rent control ordinance---every 12 months. Any increase that occurs less than 12 months is illegal rent. A rent increase can only be demanded thru the proper statutory 30 day notice. On June 21 2017, the owner served a rent increase notice of \$1398.65 due. Less than 12 months later, the owner served another notice dated 4-7-2018 for \$1464.40 rent. On 1-12-2019 the owner served an illegal notice of unpaid rent due for \$1467.55; the notice of January 12 did not comply with statutory requirements of 30 days notice; the Jan 12 notice was served less than twelve months from the notice of April 7, 2018. The Notice served April 7, 2018 was served less that the required 12 months period. We seek rent reimbursements for paying an illegal rent.

If you need additional information, please contact me by first class mail.

ALL RIGHTS RESERVED.


Geary Juan Johnson
1522 HI POINT ST 9
LOS ANGELES CA 90035
Phone 323-319-4280

Reference: all code violation complaints regarding this property; David Lee

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

Harassment Complaint against Hi Point Apts LLC and Power Property Management

 2017-6-21 Rent increase letter 1522 from WREA Docs and Check.pdf
1.2MB

 2018-4-7 Walter Notice of Unit 9 Rent Increase.pdf
615.1kB

 2019-1-12 PPM Notice of Unpaid Rent.pdf
146.1kB


 2017-6-1 Rent 1522 Check and M.O. June 1.pdf
249.8kB


 2017-7-1 Rent Paid for Unit 9.pdf
534.8kB


 2017-8-1 Rent Unit 9 with Note.pdf
855.2kB

 2017-9-1 Rent Payment Hi Point #9.pdf
476.4kB


 2017-10-1 Rent Payment October 2017.pdf
590.7kB

 2017-11-1 Rent Checks 1522.pdf
634.6kB


 2017-12-1 Rent for December HP.jpeg.pdf
1.4MB

 2018-3-1 Rent paid Hi Point.pdf
420.5kB

 2018-5-1 May Rent 1522 Unit 9.pdf
568.5kB

 2018-6-1 Rent Unit 9 June 1.pdf
877.5kB



-  2018-7-1 Rent Unit 9 at 1522 Hi Point Paid.pdf
351.5kB
-  2018-12-1 Rent 1522 Paid.pdf
423.6kB
-  2019-1-12 Rent Paid for Jan 1 .pdf
305.4kB
-  2019-2-1 Rent Paid Unit 9 Feb 1.pdf
417.7kB
-  2019-3-1 Rent Paid Unit 9.pdf
330.7kB