

Subject: Actionable Harassment from Resident Manager Kasandra Harris and Cynthia Reynoso= Denial of Housing Services
From: G Johnson <tainmount@sbcglobal.net>
To: "cityclerk@lacity.org" <cityclerk@lacity.org>,"adam.lid@lacity.org" <adam.lid@lacity.org>,City of Los Angeles <councilmember.krekorian@lacity.org>,"councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>,Councilmember Harris-Dawson <councilmember.harris-dawson@lacity.org>
Cc: Cynthia Reynoso <cynthia@powerpropertygrp.com>, "jade@powerpropertygrp.com" <jade@powerpropertygrp.com>, Hi LLC <walter.barratt@gmail.com>, Mayor Garcetti <mayor.garcetti@lacity.org>, David Ryu <david.ryu@lacity.org>, "councilmember.wesson@lacity.org" <councilmember.wesson@lacity.org>, City of Los Angeles <councilmember.bonin@lacity.org>, City of Los Angeles <councilmember.englander@lacity.org>, Councilmember Rodriguez <councilmember.rodriguez@lacity.org>, City of Los Angeles <councilmember.ofarrell@lacity.org>, "councilmember.martinez@lacity.org" <councilmember.martinez@lacity.org>, Curren Price <councilmember.price@lacity.org>, "councilmember.huizar@lacity.org" <councilmember.huizar@lacity.org>, "councilmember.buscaino@lacity.org" <councilmember.buscaino@lacity.org>
Date Sent: Saturday, February 9, 2019 10:36:24 PM GMT-08:00
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Communication from the Public - Regarding Los Angeles Housing Committee Item No. 14-0268-S13

"Los Angeles Mayor and Council Say Rental Tenants and Applicants Suffer Devastating Harassment from Landlords"

But some tenants rights groups say city government is partly at fault for lack of enforcement

To:

City Clerk

200 North Spring Street Room 395

Los Angeles CA 90012 CityClerk@lacity.org

Adam R. Lid, Legislative Assistant (adam.lid@lacity.org)

Housing Committee

Room 1010

City Hall

200 North Spring St

Los Angeles CA 90012

Councilmember Gilbert A. Cedillo
Councilmember Paul Krekorian
Councilmember Marqueece Harris-Dawson
Gladys Acevedo, Anna Ortega, Laura K. Guglielmo, Rushmore D.
Cervantes, Roberto H. Aldape

Dear City Council:

I am again through this email asking that the herein named individuals and companies be accessed the fines/penalty under the city's upcoming **Anti-by Landlord Harassment Ordinance**.

I ask that \$50,000 each be accessed against Walter Barratt, Hi Point Apts, LLC, Power Property Management Group, Jade Beck, Cynthia Reynosa, and Kasandra Harris, resident manager. Kasandra Harris' contact information is ph 213-908-8008 and email is **highpoint1522@gmail.com**.

RAC guidelines state:

"EMPLOYEE-MANAGER - An employee-manager is a resident manager who is required to reside on the premises as a condition of employment. **The employee-manager receives compensation in the form of a free rental unit plus income.** The income received by the employee-manager shall meet the minimum wage standards of the State of California. Unless already a tenant, or granted a right of tenancy in a written agreement, the employee-manager is not entitled to the eviction protections of the RSO."

RAC also details the Manager Duties:

Ksandra Harris' job is to maintain the premises which she has not done because the intercom system is still not fully operational.

RESIDENT MANAGER - A manager, custodian, housekeeper, or other responsible person who resides on the premises and acts as the owner's agent in maintaining the premises. A resident manager is entitled to the protections of the Rent Stabilization Ordinance (RSO) unless they are an employee-manager as defined in Regulation 920.02.

Repeatedly I have been harassed by Cynthia Reynosa and Kasandra Harris. Cynthia Reynosa has repeatedly sent me emails after I specifically asked her to only communicate to me by posting at the unit door, or by US mail, unless of course she has an emergency. I consider this harassment because I have made code enforcement complaints which remain unresolved. Kasandra Harris has joined in with Reynosa and repeatedly (see attached letter from Harris dated Feb 9, 2019) in which she asks me for my parking space number. The parking space is space #14 of which was told to Power Property Management Group on 2014; the parking space number is also on the rent agreement that shows parking spaces for parking #1 (car) and parking #2 (car). The issue of the parking has been noted in numerous newspaper articles, two superior court lawsuits, and one federal lawsuit; and numerous rent control and code enforcement complaints, of which Kasandra Harris should be aware. Please Kasandra Harris, stop harassing unit 9 tenants and stop sending us emails. You already have the parking space information and we have a copy of the form to you to prove it, of which has already been made a Public Document in the hands of the City government of Los Angeles. (This is the third time PPMG has asked for this same information.)

Please do your job, Kasandra Harris, and get the

intercom system fully operational today, and don't forget the rent reimbursements to us. The only note you need to post on my door should pertain to an emergency, or that housing services are being provided, or per the state civil code section 1954.

Don't disturb my peaceful enjoyment by asking for administrative information that you already have, or that is not a listed obligation under the rent agreement and applicable laws.

All rights reserved.

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

cc: Property owner Walter Barratt via email
Management company Power Property Management Group via email

ref:

HI POINT APTS, LLC 201406410177 03/03/2014 ACTIVE CALIFORNIA

226 CARROLL CANAL VENICE CA 90291
WALTER BARRATT 226 CARROLL CANAL VENICE CA 90291

C2985621 POWER PROPERTY MANAGEMENT, INC.

Registration Date: 04/06/2007 Jurisdiction: CALIFORNIA Entity Type:

DOMESTIC STOCK

Status:

ACTIVE

Agent for Service of Process: BRENT PARSONS

8885 VENICE BLVD, SUITE 205 LOS ANGELES CA 90034 Entity Address:

"Intercoms. The intercom is a safety and security feature. Every apartment should have a working intercom to assure that the building is not substandard, unsafe, and unsanitary. My apt and I believe three others do not have a working intercom in this 18 unit building. I have reported this repeatedly over the past two years to the city employees as well as to the owner, which is my duty under state law and under the rent agreement to report such conditions; the city government and the owner remain unresponsive over the last two years. As a Black tenant, by the conduct of the parties, apparently I am not entitled to a working intercom, such practice I feel is a violation of my civil rights under federal, state, and

local law." April 3, 2016 via email.

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.

02/09/2019

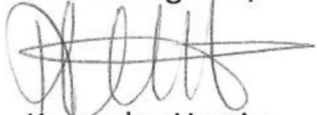
To: ALL TENANTS RESIDING AT 1522 Hi Point Street, Los Angeles, CA 90035

Effective today, you can reach the new on-site Property Manager, Kasandra Harris at her new number **(213) 908-8008** or via email at highpoint1522@gmail.com.

Please email your *parking space #*, along with your *unit #* as soon as possible so that I can update my files.

Thank you for your attention.

Warm Regards,



Kasandra Harris

Property Manager

RECEIVED

FEB 9 2019

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