

May 9th 2024 One month before the revenge eviction Phat Tran was a copy

From: michael gasio (gasio77@yahoo.com)

To: srandell@hbpd.org; kyphat@yahoo.com; hnguyen2@fbi.gov; tom.nguyen@dre.ca.gov; lymyhoa@yahoo.com; losangeles@fbi.gov; legal@hsfranchise.com; realestatefraudcomplaints@sdcca.org

Cc: dennisrosas@bhhscaprops.com; legal@hsfranchise.com; dre.commissioner@dre.ca.gov; angieandsandoval@gmail.com

Date: Sunday, August 3, 2025 at 09:40 AM PDT

Final attempt to negotiate a settlement

Yahoo/Sent ☆



michael gasio

From: gasio77@yahoo.com

To: Phat Tran, Hanson Le, Andrew Elkins, Yulia



Thu, May 9 at 12:47 PM ☆

Ethos Property
3500 Olive Avenue
Burbank Ca, 91505

Mr. Hanson Le

I have contacted a law office regarding your overt unlawful actions against us.

The matter of the lease money is inconsequence as your activates to defraud us have affected my health.

As your property Manager knows I was seeing a Cardiologist for a treadmill test when he determined same day as your new fraudster came over my heart was miss beating from "acute stress" brought on by part the property manager Lee telling me he "is on vacation see me 2 weeks" to open a form on the internet.

I was put on a heart monitor and have heart that si stopping from the stress of not knowing when the two of you were going to jump me in a dark ally and rob me 2 against 1 **and it was against the law.** I have paid you 10 days early 100% of what you have asked. Remember two years ago the rent was \$3,500 we have right under California Tennent laws.

Who is above the law?

Letter explaining our position and one evidence of criminal conduct over 6 weeks between you and your scammer second property manager.

Request for help:

I'm currently experiencing a severe level of stress due to criminal Acts committed Against Me by a new property manager and the owner I have recently had a heart monitor put on my heart from the stress they are causing by not following the law I'm going to find a lawyer on the internet but they need me to explain the situation situation is as follow the owner sent me an invitation to release the property at the same price through his first property manager Anna after we accepted in writing the owner decided to raise the rent which is against the law it is controlled Anna apparently would not raise the rent so he fired her went to Berkshire Hathaway and got it 25 year experienced real estate person to break the law for \$5,000 Commission on April 4th the doctor the owner of this property informed me that he did not ever want to speak to me again and that a new property manager would be taking over the case the property manager did not contact me in a timely manner when I finally contacted him he told me he was on vacation and could not open the document that the owner had deliberately turned off without telling us anxiety began to build inside me as I'm 71 and I knew something bad was to happen it felt as though I was going to be jumped but I didn't know when or how much on April 4th 2024 I receive a new property manager there's nothing wrong with that there's mold in the house and a broken dishwasher however the manager says he needs our driver's licenses then he comes back and he wants us to fill out credit applications I tell him we're not asking for credit that's on file please turn on the DocuSign so we may sign the link that we have agreed to however they decide to wait until the 17th of April 2024 to tell me that they're raising the rent by the legal amount which they can't do because they passed the legal deadline and that my new rent will be \$350 higher or 7% more than what we were paying also they decide to remove a service the gardener gardeners average 200 a month meaning that he will also claim \$200 more profit so instead of \$350 Now by removing Services the doctor will claim 550 undue profit however at 71-year-old person I will have to get a gardener which is another 4% 4 and 4 or 8 and 7 and 4 are 15% rate increase that requires by California law 90 days I'm given 13 I told the new property manager this is against the law he says the owner wants you to leave the property's worth \$5,800 right now I must agree to send \$5,000 to the owners bank account in order to see the contract which will show 11 more months at the inflated unlawful price however after documenting and sending the \$5,000 to the owner the new property manager jumps a month between leases saying that my new lease will now officially start 30 days after the lease I am under ends so as not to break the law in California because you may not do this action as you have rent control in the state this has caused me to be in a panic state and to be monitored by a cardiologist I do not know who stated you are in a severe State of stress takes me in a room puts 22 leads on me takes a cardiogram and says you are under so much stress your heart is stopping and restarting he orders the nurse on the spot to put a 24/7 Audiology monitor on my chest because they won't tell me what they're going to do to me at this point of the Fiasco I need immediate help I've agreed to all their unlawful terms to allow them to accomplish their crime they broke the lease they've committed fraud they've committed several contact frauds and they've done all this for money I need someone today that can start sending them letters to get the mold fixed the dishwasher fix those are the final draws I signed every paperwork they told me under protest and I wrote to them that they had broken the law and that they needed to return the contract to what the state of California said we had agreed on when in writing I took the offer and accepted it now with this information I'm also going to attach all of the letters you've written I want you to look at everything if you need more information a timeline get back

The firm request I ask for the date of my written notice to increase the rent before or on 01/01/24.

WELLS FARGO

Q

Sign Off

Welcome, MICHAEL

Accounts

Brokerage

Transfer & Pay

Plan & Learn

Security & Support

Account Summary

Print

Wire Money - Details

To

Landlord
United States ...9166

From

PREMIER CHECKING ...0732

Amount

\$5,000.00

Wire transfer fee

\$0.00

Total from account

\$5,000.00

Send on

04/19/2024

Deliver by

04/19/2024

Message to recipient's bank

New lease 24 one payment at 5000

Status

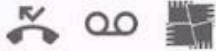
Completed

Confirmation number

OW00004382456864

Back to Wire Money

9:06



43%

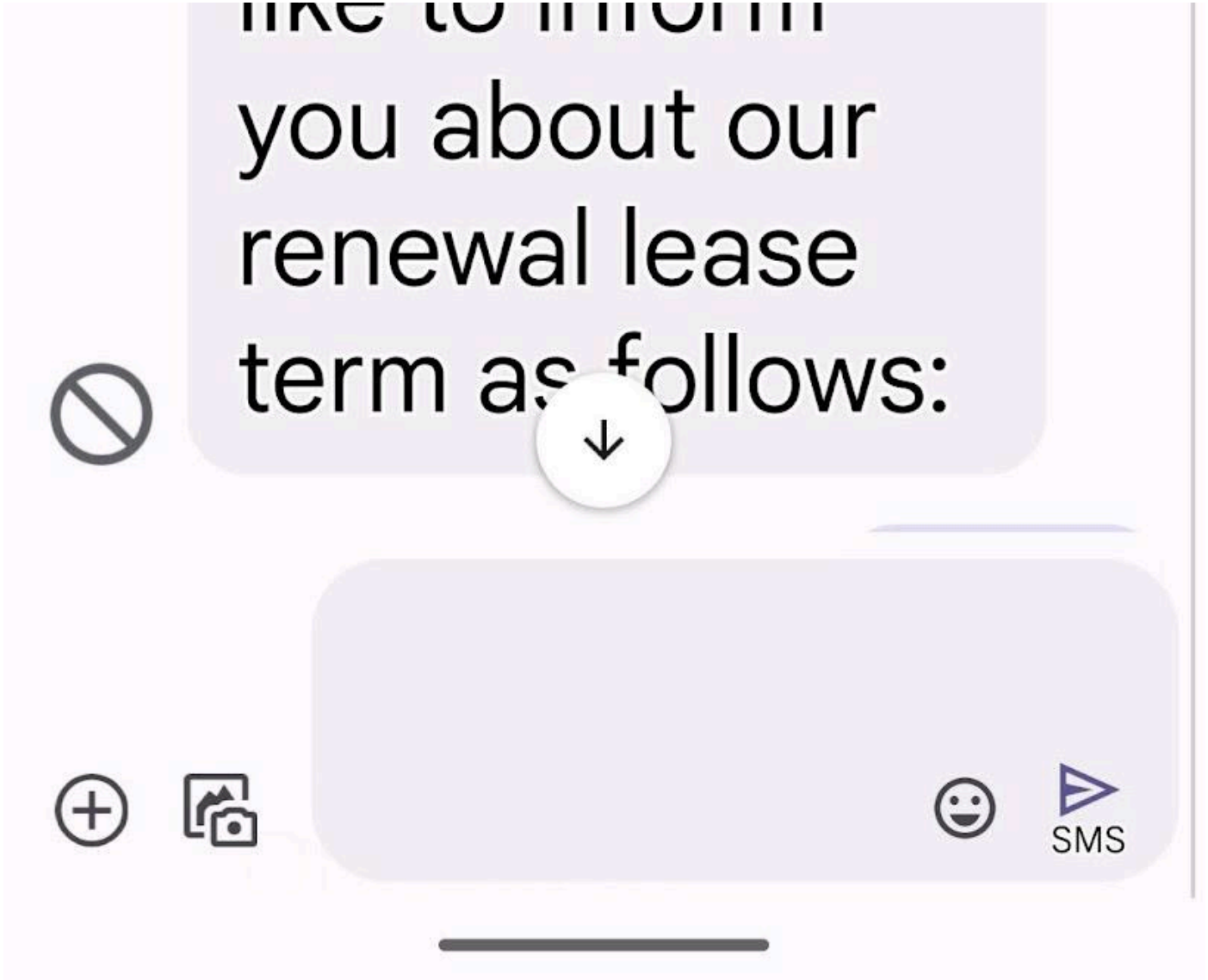
←  Property Manager  

 **Blocked**

Unblock to receive messages from
this sender

Unblock

Also Michael,
I just talked
with the owner
Dr. Phat Tran
and we would
like to inform



8:59



45%



1 sel...

**Blocked**

Unblock to receive messages from
this sender

[Unblock](#)

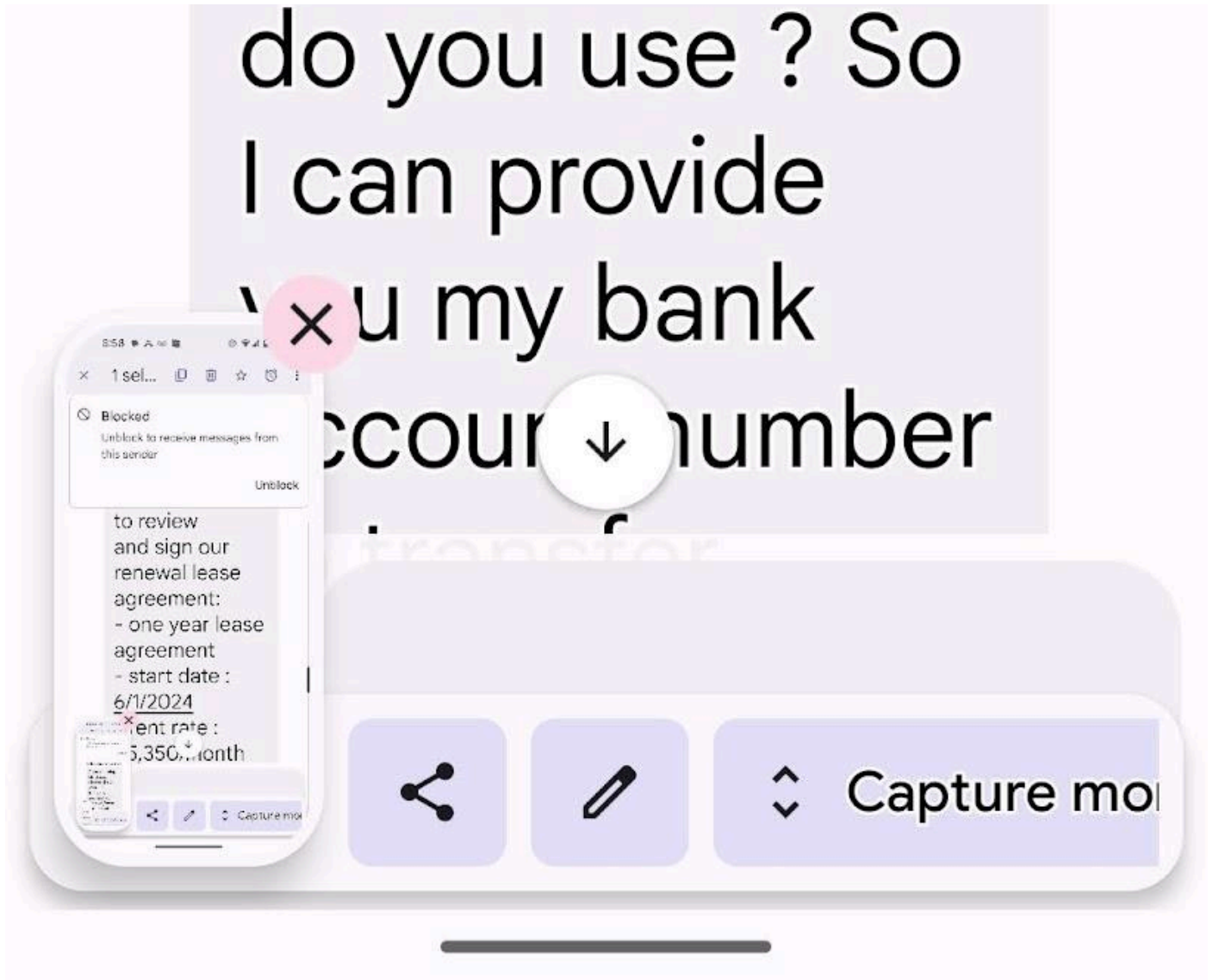
- start date :

6/1/2024

- rent rate :

\$5,350/month

Also what bank



One year lease agreement 13 months in court.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

DEPARTMENT OF REAL ESTATE320 W. 4TH STREET, SUITE 350
LOS ANGELES, CA 90013-1105
(213) 620-2072

June 12, 2024

YULIA GASIO
19235 BRYNN CT
HUNTINGTON BEACH, CA 92648Re: DRE # 1-24-0513-010
Anna Ly

Dear Yulia Gasio:

Your real estate complaint regarding the above-named individual has been assigned to Real Estate Special Investigator **Tom Nguyen** for review and appropriate action.

The Department cannot act as a court of law. We cannot give legal advice; interpret, enforce, or cancel contracts; award damages; order that monies be refunded, etc. Since we cannot give legal advice or act as your attorney, we suggest that you contact an outside legal counsel of your choice if you have this type of need.

To assist our handling of this matter, please address future correspondence, including our above referenced file number, to the attention of Tom Nguyen, who can also be reached at (213) 576-6976.

Sincerely,

Kathy Bolivar
Office Technician
Los Angeles Enforcement Office

KMB



Tom,

I am writing to you once again to request clear answers to the following questions:

1. On what date did you become aware that my wife, Yulia Gasio, submitted an official complaint regarding the undisclosed 20% rent increase after our first payment for the third year of our contract to the owner, Phat Tran? To date, you have not answered this question.


Next, are you the individual who authorized the 22% rent increase for Anna?

Please be aware of your legal responsibilities as a state officer when a pro se litigant, who has identified themselves as working in an agent capacity for the court, is met with non-cooperation. This creates additional charges that I will pursue against you. You will be required in person to confirm to the judge that you indeed acted on behalf of the state and took it upon yourself to manipulate the laws of the State of California to aid those you believed might otherwise face severe consequences.

I expect your response to be addressed to Lieutenant S. Randall of the Huntington Beach Police Department and Special Agent H. Nguyen of the FBI.


Sincerely,


Michael Gasio





Monitor

PDF


Related Peo...

**Related People**





In this section you will find people who are associated with Phat Tran. This list may include parents, siblings, family members, roommates, close friends, and other people known to Phat.

Relatives


**Diane P. Tran**

Fountain Valley, CA • Age: 66



**Anna L. Ly**

Newport Beach, CA • Age: 51



When shown that we were three year tennents why did you allow the 3 day notice to stand.

about:blank

9/21

← Back ↶ ↷ ➡

• Re: MOVE OUT CLEARANCE REPORT



• **Anna Ly**

From: lymyhoa@yahoo.com

To: OC Dental Implant Center, clerk@stevensilverstein.com, Michael Gasio

Cc: Ky-Phat Tran

Did you start an investigation?

DocuSign Envelope ID: F5D247C2-A1A9-4991-B91F-6A333347A87D

MOVING CLEARANCE REPORTResident Name(s) Michael A Gasio, Yulia S GasioProperty Address 19235 Brynn Ct., Huntington Beach CA 92648

Forwarding Address (If Applicable) _____

Original Move-in Date: 05/01/2022 30/60 Day Notice Or Three Date Notice Given Date: _____Vacated: 08/05/2024 Rent Paid Through: 05/01/2024**CREDITS**

Security Deposit.....	\$ 5,000
Other Deposit.....	\$ 1,375
Rent Credit (\$ _____/mo.) (_____ daily rate X _____ days)	\$ _____
Total Credits	\$ 6,375

CHARGES

Rent Amount (\$ 5,000 /mo.)	Rent Owed: \$ 10,833
Holdover Damages (\$ _____/mo.) (_____ daily rate X _____ days)	\$ _____
Painting _____	\$ _____
Carpet Cleaning _____	\$ _____
Draperies Cleaning _____	\$ _____
Cleaning and Trash Removal _____	\$ _____
Repair <u>Replace carpet due to dog pee bad smell, attached invoice</u>	\$ 7835
Other <u>Front door lock got damaged, replaced new lock</u>	\$ 250
Attorney Fees _____	\$ 2005
	Total Charges \$ 20,923
Balance Due Resident (if applicable) \$ _____	Security Deposit Credit \$- 6,375
Balance due Management within 14 days	Total Due \$ 14,548

(Fill out If Applicable):

Submitted by _____ date _____

Comments: _____

Approved by _____ date _____

Paid-Check # _____ date _____

Collection letter _____ date _____

Bureau _____ date _____

Attorney _____ date _____

Collected _____ date _____

**Property Management Use
(Fill out if Applicable)**

Bldg. _____

Vendor _____

Acct. _____ Amt. _____

\$ _____

By _____

Date _____

In Real Estate should all the occupants on a 3 day notice be named?

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE
PAID
DFS

SUPERIOR COURT OF CALIFORNIA
ORANGE COUNTY
700 W. CIVIC CENTER DRIVE
SANTA ANA, CA 92701

527, CRT10, 877837, S1
MICHAEL GASIO
19235 BRYNN COURT
HUNTINGTON BEACH, CALIFORNIA 92648

AUTO GTW-NP1 92648



PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE
PAID
DFS

SUPERIOR COURT OF CALIFORNIA
ORANGE COUNTY
700 W. CIVIC CENTER DRIVE
SANTA ANA, CA 92701

526, CRT38, 877837, S1
ALL OCCUPANTS
19235 BRYNN COURT
HUNTINGTON BEACH, CALIFORNIA 92648

AUTO GTW-NP1 92648



Is this you?

Inbox

Ly, Anna 1-24-0513-010

NT

Nguyen, Tom@DRE

To: rna, Cc: Nguyen - Fri, Jan 24 at 3:22 PM

Re:

Ly, Anna 1-24-0513-010

Hi,

I don't know why you kept deleting the DRE case info on the subject line.
Please provide the full eviction court case.
Thanks for your understanding and cooperation.

From: michael gasio <gasio77@yahoo.com>

Sent: Friday, January 24, 2025 3:16 PM

To: Nguyen, Tom@DRE <Tom.Nguyen@dre.ca.gov>

Subject: Re: Email from you I was a tenant in old lease for 24 months.

CAUTION: THIS EMAIL ORIGINATED OUTSIDE THE DEPARTMENT OF REAL ESTATE!

DO NOT: click links or open attachments unless you know the content is safe.

NEVER: provide credentials or establish via a clicked link in an Email.

On Friday, January 24, 2025 at 07:52:47 AM PST, Nguyen, Tom@DRE <tom.nguyen@dre.ca.gov> wrote:

Re:

Ly, Anna 1-24-0513-010

Hi,

Please do not delete the DRE case on the subject line.

Also, please provide the full eviction court case.

Thanks for your understanding and cooperation.

The seal of the State of California Department of Real Estate (DRE) is circular. It features a blue outer ring with the text "STATE OF CALIFORNIA" at the top and "DEPARTMENT OF REAL ESTATE" at the bottom. Inside the ring is a yellow map of California with a blue house icon and the letters "DRE" in blue. Below the map, it says "EST. 1917".

Tom Nguyen

Special Investigator, Enforcement

Department of Real Estate

325 West 4th Street, Suite 350

Los Angeles, CA 90013

(213) 559-5955

tom.nguyen@dre.ca.gov

Please give an written explanation in 5 days.

The Huntington Beach Police department and the FBI.

Michael Gasio
9432 Pier dr
Huntington beach CA 92646
Citizen of the State of California one of 3 claimants to you from "We the People of the United States of America" residing in the great state of California.

about:blank

14/21

Letter to Property Management Ethos Property

Tatiana Zvyagintseva, Yulia Gasio, Michael Gasio

19235 Brynn Ct

Huntington Beach, California, 92648

May 28, 2024

tzvyagintseva@ukr.net

yulia.gasio@csulb.edu

Phone: 559-287-9955

Eros Property Management

Darren Gaertner

3500 West Olive Ave Ste 300

Burbank, CA 91505

Dear Mr. Gaertner,

I hope this letter finds you well. I am writing to inform you about the enclosed cashier's check for our second rent payment under Ethos Property Management for June. The first payment was sent electronically to the owner's private bank account on April 19, 2024. Enclosed, you will find a cashier's check for the rent payment due this month, as required by law. Additionally, I am including a repair bill from Home Depot related to unresolved issues in my current lease at 19235 Brynn Ct, Huntington Beach, CA 92648.

As operators of Ethos Property Management, I wish to bring to your attention that Mr. Hanson Le, from Berkshire Hathaway HomeServices, confirmed via text the transfer of funds held in trust amounting to \$6,350 to the new contract with Ethos, your current

employer also. I am deeply concerned about the security of my deposits as you are the third entity to hold them in three years. Furthermore, this payment is being made by check in compliance with California law, which prohibits the owner from mandating electronic funds transfers.

Moreover, I have deducted \$1,011.52 from the payment for the repair of a dishwasher that has remained broken for 43 days despite multiple requests for replacement. The dishwasher remained full of food and water, unrepaired for six weeks, despite Mr. Le's confirmation of its broken status. During the replacement process, mold was discovered along the kitchen sink wall.

Previously, during the management by ConsensYs, the owner was informed by a contractor, in my presence, of mold and moisture behind the sink wall. A significant section of drywall was wet, and it was recommended that the cabinets be removed and the marble countertop cleaned underneath.

This issue will be reported to the City Attorney after over 700 days of unresolved complaints regarding mold. Despite multiple communications, the owner stated financial difficulties, which he attributed to variable loans and business challenges with his partner leaving.

Such statements in writing of "No Mold" in the new contract just a few days old and ongoing neglect suggest a troubling disregard for tenant welfare and legal obligations, by you.

Breakdown of Payment:

- Rent for 06/01/2024: \$4,338.45
- Deduction for Dishwasher Repair: -\$1,011.52
- Total Enclosed: \$5,326.93

Please acknowledge receipt of this payment and confirm the new management details for future correspondence and payments by USPS to you.

Additionally, I have included a brief history of previous property management companies for your records:

- Sun Realty & Management: Agent: Anna Ly, Address: 1532 Orchard Dr, Newport Beach, CA 92660, Phone: (714) 724-5688
- ConsensYs Property Management: Address: 1380 S. Anaheim Boulevard, Anaheim, CA 92805, Phone: (888) 909-7488 (Rental), (888) 772-4415 (HOA), DRE#: 01788395
- Ethos Properties: Agent: Hanson Le, Berkshire Hathaway HomeServices, Service Area: Greater Los Angeles and the San Fernando Valley

I look forward to a smooth transition and a positive working relationship with Eros Property Management.

Sincerely,

Michael Gasio et al.

Enclosures:

- Cashier's Check for \$3,326.93
- Screenshots of correspondence
- Repair bill from Home Depot
- Documentation of mold issues
- Relevant photos and videos

First Letter to City Attorney for Help

Tatiana Zvyagintseva, Yulia Gasio, Michael Gasio
19235 Brynn Ct
Huntington Beach, California, 92648

May 28, 2024

tzvyagintseva@ukr.net
yulia.gasio@csulb.edu
gasio77@yahoo.com

Phone: 559-287-9955

City Attorney's Office
Huntington Beach City Hall
2000 Main Street
Huntington Beach, CA 92648

Subject: Urgent Request for Investigation into Substandard Living Conditions Due to
Mold Infestation and Negligence

Dear Mr. Michael E. Gates,

I hope this letter finds you well. I am writing to formally request an investigation into the ongoing issues of mold and water damage at my rental property, located at 19235 Brynn Ct, Huntington Beach, CA 92648. Despite my continuous efforts over the past two years to have these health hazards addressed, the landlord has consistently neglected his responsibilities, resulting in ongoing health risks and an unsanitary condition in food preparation and delivery area of home.



HUNTINGTON BEACH
6771 WARNER AVE
HUNTINGTON BEACH, CA 92647-9998
(800)275-8777

05/28/2024 03:41 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

USPS Grnd Advtp	1		\$8.95
Irvine, CA 92612			
Weight: 1 lb 2.10 oz			
Estimated Delivery Date			
Thu 05/30/2024			
Tracking #:			
9534 9148 8276 4149 9359 06			
Insurance			\$0.00
Up to \$100.00 included			
Signature			\$4.15
Confirm			
Total			\$13.10

USPS Grnd Advtp	1		\$8.20
Burbank, CA 91505			
Weight: 1 lb 00.00 oz			
Estimated Delivery Date			
Thu 05/30/2024			
Tracking #:			
9534 9148 8276 4149 9359 20			
Insurance			\$0.00
Up to \$100.00 included			
Signature			\$4.15
Confirm			
Total			\$12.35

USPS Grnd Advtp	1		\$8.95
Huntington Beach, CA 92649			
Weight: 1 lb 2.70 oz			
Estimated Delivery Date			
Thu 05/30/2024			
Tracking #:			
9534 9148 8276 4149 9359 44			
Insurance			\$0.00
Up to \$100.00 included			
Signature			\$4.15
Confirm			
Total			\$13.10

USPS Grnd Advtp	1		\$8.95
Huntington Beach, CA 92648			
Weight: 1 lb 2.00 oz			
Estimated Delivery Date			
Thu 05/30/2024			
Tracking #:			
9534 9148 8276 4149 9359 68			
Insurance			\$0.00
Up to \$100.00 included			
Signature			\$4.15
Confirm			
Total			\$13.10

* Grand Total: \$51.65

CASHIER'S CHECK

0000044 11-24 12/15/16

Item # MICHAEL GASIO
Purchaser MICHAEL GASIO
Purchaser Account XXXXXX0732
Operator ID: 9018017
Funding Source Electronic Items)

PAY TO THE ORDER OF ***BERKSHIRE HATHAWAY HOMESERVICES CALIFORNIA***

SERIAL #: 0084411044

ACCOUNT #: 4861-511475

May 28, 2024

**Four Thousand Three Hundred Thirty-Eight and 48/100 -US Dollars **

\$4,338.48

Payee Address: 26 OF 37 PAYMENTS TO PHAT TRAN JUNE 1

Memo

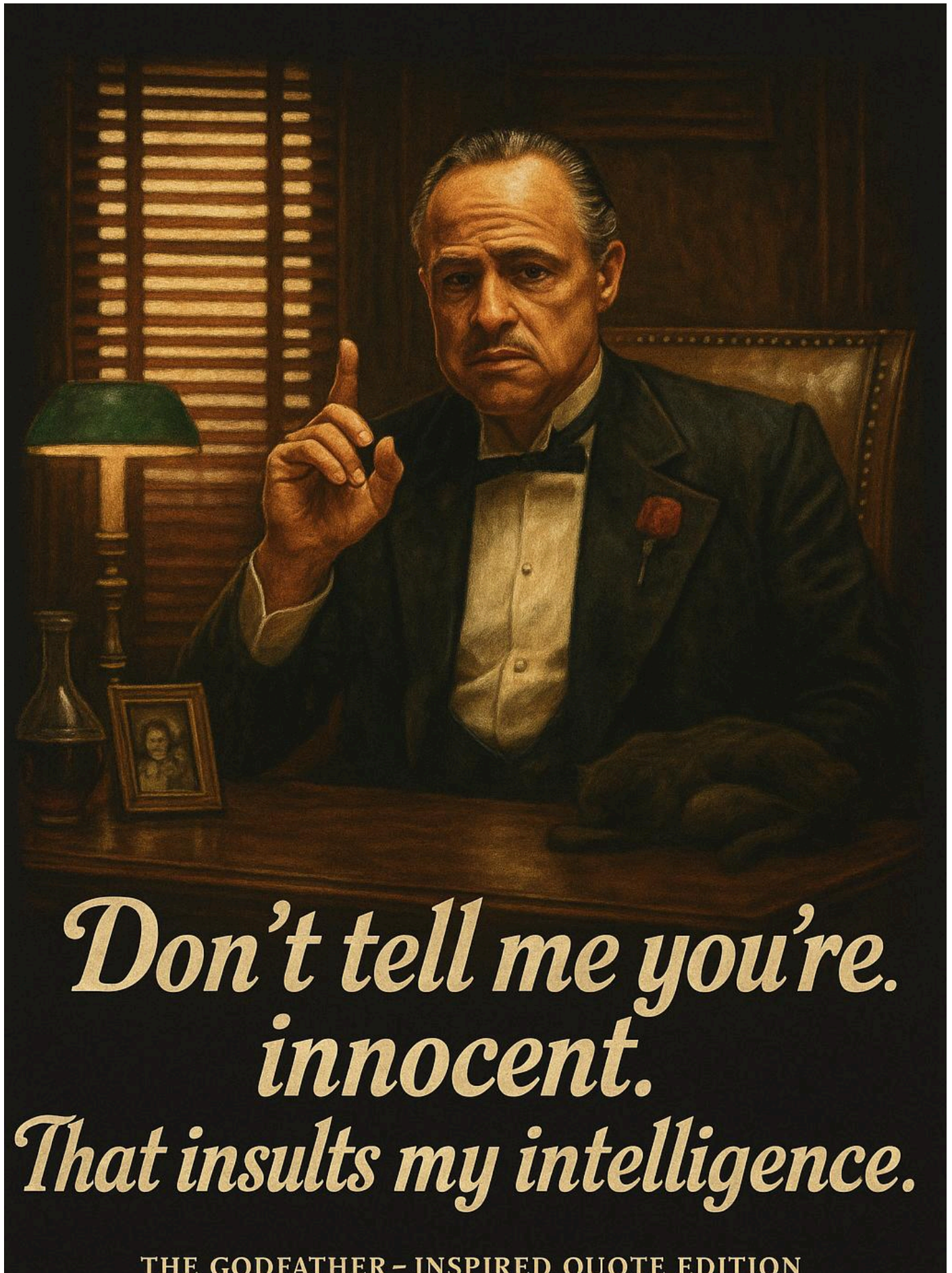
WELLS FARGO BANK, N.A.
19840 BEACH BLVD
HUNTINGTON BEACH, CA 92648
FOR INQUIRIES CALL (800) 394-3122

VOID IF OVER US \$ 4,338.48

NON-NEGOTIABLE

Purchaser Copy - Page 1 of 2

FB004 (10/19) www.30370245



THE GODFATHER – INSPIRED QUOTE EDITION

