

Significant events please check for accuracy

From: michael gasio (gasio77@yahoo.com)

To: kyphat@yahoo.com; srandell@hbpd.org; hnguyen2@fbi.gov

Cc: aelkins@gmail.com; helderppinheiro@gmail.com

Date: Monday, October 13, 2025 at 02:41 PM PDT

Significant Events to Include

Phase	Event	Why It Matters
1. Lease Renewal Initiation – April 2024	Lease renewal offered and accepted; tenants sign continuation of existing terms.	Establishes ongoing tenancy and contractual privity.
2. First Payment Delivered – ~April 20 2024	Certified or e-check sent to the address named in the lease; owner later confirms by text that the check was received.	Shows performance and receipt acknowledgment.
3. Three-Day Notice Issued – within same month	Despite confirmed payment, a 3-day move-out notice is posted.	Demonstrates conflict between documentation and enforcement.
4. Agent Resignation – May 2024	Managing agent formally resigns and instructs tenants to “deal with owner directly.”	Creates a payment-routing gap and chain-of-authority confusion.
5. Owner’s Direct Demand – late May 2024	Owner asks for payment outside the written contract, bypassing brokerage account.	Illustrates deviation from agreed collection process.
6. Delivery of June Payment – end May 2024	Second month’s payment made; no default notices issued before receipt.	Reinforces continuous payment compliance.
7. Property Inspection / Mold Report – June 2024	Independent inspection verifies maintenance and habitability issues.	Counters any “damage” allegations and shows health-and-safety diligence.
8. Court Filing / Unlawful Detainer – June 2024	Case initiated while evidence of payment already existed.	Starts legal dispute; foundation for later appeal or motion to vacate.
9. Hallway Exchange – court date mid-2024	Verbal warning to opposing counsel that payment proof existed.	Establishes notice and potential bad-faith continuation.
10. Check Located Uncashed – mid-2024	Bank verifies check never negotiated.	Confirms funds available; no true non-payment.

11. Forced Vacate – summer 2024	Occupants leave property under pressure while lease still active.	Marks physical loss and beginning of \$90 000 damages period.
12. Evidence Compilation – late 2024 → early 2025	All correspondence, receipts, and photographs digitized and indexed.	Creates audit trail; enables review by DA/FBI/Bar.
13. July 3 2025 Submission	Full seventy-file packet delivered to local police, DA, and state agencies.	Official referral; moves case from civil dispute to oversight review.
14. Continuing Loss of 500 sq ft	Property improvements retained without restitution.	Illustrates permanent property deprivation.