

This record supports future claims under the California Elder Abuse and Dependent Adult Civil Protection Act (Welf. & Inst. Code §15657.5).

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Date: Saturday, October 18, 2025 at 11:52 AM PDT

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## T30 – Tenant Message to Phat Tran (Post–Attorney Withdrawal)

### Communication After Transition to Self-Representation

#### Summary

Following the withdrawal of prior legal counsel, Michael Gasio notified Phat Tran directly regarding the financial hardship caused by the forced relocation and the misrepresentation of lease terms. This communication occurred during the early stage of self-litigation, when no attorney was representing the tenant and all correspondence was handled personally to preserve the record of notice.

#### Message Context

Date: [Exact SMS timestamp from phone record]

Sender: Michael Gasio (self-represented defendant)

Recipient: Phat K. Tran (property owner / plaintiff)

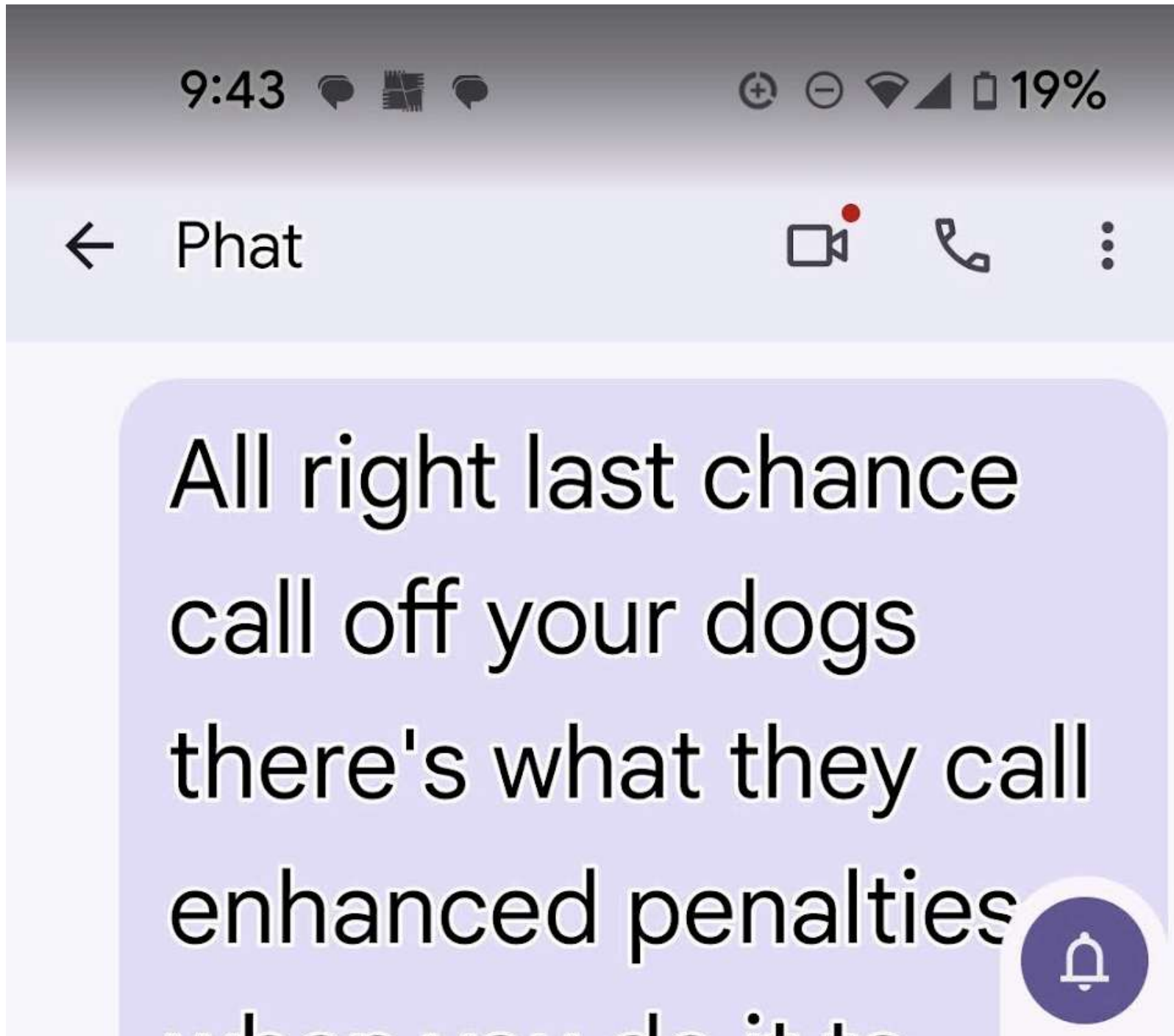
Purpose: To demand cessation of harassment and notify Tran of enhanced penalties associated with targeting an elderly tenant under Cal. Penal Code §368(d) and Civ. Code §3345.

#### Relevant Extract

“All right, last chance — call off your people. There are enhanced penalties when you do this to someone in their 70s. I trusted you through your contract, and now you have lawyers threatening me. You need to stop this behavior.”

### Interpretation

The message documents the tenant’s direct appeal to the landlord after becoming self-represented. It establishes that notice of financial and emotional distress was given, and that Mr. Tran was made aware his actions could be construed as elder financial abuse or coercion. This record supports future claims under the California Elder Abuse and Dependent Adult Civil Protection Act (Welf. & Inst. Code §15657.5).



when you do it to  
someone in their '70s  
see we're senile and  
we kind of trust  
people I trusted you  
all the way through  
your fake contract  
and then you fuckin





#### Cross References

T29 – Original Signed Contract (2022)

T35 – Certified Mail and Misstatement of Payment

Timeline – February 2025: Attorney Withdrawal / Self-Litigation Notice