

1059 – Second Corporate Escalation: Berkshire Hathaway California Properties Web Submission (Fraud and Mold Complaint) over Federal wires

From: michael gasio (gasio77@yahoo.com)

To: dennisrosas@bhhsccaprops.com; angiemsandoval@gmail.com; legal@hsfranchise.com

Cc: srandell@hbpd.org; hnguyen2@fbi.gov

Bcc: helderppinheiro@gmail.com; aelkins@gmail.com; hansonle@bhhsccaprops.com; kyphat@yahoo.com; lymyhoa@yahoo.com; attorneyrosiak@gmail.com; clerk@stevensilverstein.com; richardrosiak@yahoo.com

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Summary



Dennis Rosas

Manager

General Question

Have questions? Fill out the form below and we will
contact you shortly.

Mr. Phat Tran hired your Agent Mr. Hanson Le to manage his property at 19235 Brynn Ct, Huntington Beach CA. Today I was served a 3 day notice to vacate. WE have a new contract for that property with you. we have been at for 3 contracts. Mr. Hanson Le texted me he was giving me a new routing number but failed to due so. ... I we sent a Cashers Check in May 2024 to you Registered mail the owner said you never notified him? It was addressed manager payment enclosed and signed for by you. Please get back Monday as Tuesday I am calling HB Police about this fraudster and your not responding to my documents showing fraud changing my contract after 25th payment 10 days later new terms. No help on Mold.

Are you currently working with an agent?

☐ yes ☒ no

☐ I'm not a robot



SUBMIT

This exhibit records the **second corporate escalation** submitted by **Michael Gasio** through the official **Berkshire Hathaway California Properties “General Question” web form**. The submission was made shortly after receiving the fraudulent **3-Day**

Notice to Vacate and before police contact (Exhibit 1056). The form documents the full timeline of agent misconduct, unauthorized contract alteration, payment tender, and lack of corporate response.

Content of the Submission

“Mr. Phat Tran hired your Agent Mr. Hanson Le to manage his property at 19235 Brynn Ct, Huntington Beach CA. Today I was served a 3 day notice to vacate. WE have a new contract for that property with you. We have been at for 3 contracts. Mr. Hanson Le texted me he was giving me a new routing number but failed to do so. I sent a Cashier’s Check in May 2024 to you Registered mail. The owner said you never notified him? It was addressed manager payment enclosed and signed for by you. Please get back Monday as Tuesday I am calling HB Police about this fraudster and your not responding to my documents showing fraud changing my contract after 25th payment 10 days later new terms. No help on Mold.”

Key Evidence Points

- Confirms **corporate-level awareness** of fraud allegations against Hanson Le and Phat Tran before court filings.
- Documents a clear written request for help and an acknowledgment that the tenant intended to report the fraud to police.
- References **three consecutive contracts** with Berkshire Hathaway California Properties—proof of long-term relationship and reliance.
- Mentions the **Cashier’s Check mailed in May 2024** (see Exhibit 1056) and the **mold complaint** ignored by management.

Legal Relevance

- **California Business & Professions Code §10177(h):** Corporate responsibility to supervise agents and respond to misconduct.
- **California Civil Code §2332:** Knowledge of agent’s actions imputes liability to principal (Berkshire Hathaway CA Properties).
- **California Civil Code §1942.5(a):** Retaliatory eviction prohibition following tenant’s good-faith report of fraud or habitability issues.

- **18 U.S.C. §1343 (Wire Fraud):** Corporate communication via online submission provides record of interstate notice to principal.

Timeline Context

Sequence of Corporate Communications

Date	Event	Relevance
April 26 2024	First corporate contact form submitted to Berkshire Hathaway HomeServices HQ (Exhibit 1055).	Initial notice of agent bank diversion.
June 2024	Second form submission directly to California Properties website.	Confirms repeated warnings and inclusion of fraud and mold issues.
June 25 2024	Huntington Beach Police notified after corporate silence.	Demonstrates escalation after ignored corporate contact.

Conclusion

Exhibit 1059 establishes that Berkshire Hathaway California Properties was notified twice through its corporate contact system about contract fraud, payment diversion, and unaddressed mold violations. Despite this, no response or corrective action occurred prior to the eviction. This demonstrates a pattern of **willful corporate neglect and failure of oversight**, supporting the claim of institutional liability under California Business & Professions Code §10177 and Civil Code §2332.

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