

T62 – Mold Notice & Owner Response Request Formal Letter to Phat Kay Tran D.S.D. — June 2024 after writing "Hanson has the check I just texted him"

From: michael gasio (gasio77@yahoo.com)

To: kyphat@yahoo.com; hansonle@bhhscaprops.com; angiemsandoval@gmail.com; dennisrosas@bhhscaprops.com; martha.mosier@bhhscal.com; legal@hsfranchise.com; clerk@stevensilverstein.com; srandell@hbpd.org; helderppinheiro@gmail.com; aelkins@gmail.com; hnguyen2@fbi.gov; attorneyrosiak@gmail.com; lymyhoa@yahoo.com; richardrosiak@yahoo.com; evictions@stevensilverstein.com

Date: Saturday, October 18, 2025 at 05:22 PM PDT

T62 – Mold Notice & Owner Response Request

Formal Letter to Phat Kay Tran D.S.D. — June 2024 after writing "Hanson has the check I just texted him"

Video here of mold behind wall and under sink.

Doc #5 The owner knew and Proceeded to evict the tenants.

Your contractor said the whole kitchen wall is rotten and needs to be torn out.

How would your patients like me protesting at your place. Free country stay on side walk we live in filth for rich DD





Summary

This exhibit reproduces the formal written notice sent by **Michael A. Gasio** to **Dr. Phat Kay Tran D.S.D.** concerning hazardous mold conditions at 19235 Brynn Court, Huntington Beach CA. The letter, mailed by certified post on May 30 2024, documents tenant notification of a known health and safety violation, references prior USPS-registered correspondence, and requests a written response to specific compliance questions. The second page provides a structured request for a yes/no reply and formal follow-up with the City Attorney's Office if unanswered.

Letter Text (Transcribed)

- **Sender:** Michael A. Gasio, 19235 Brynn Ct, Huntington Beach CA 92648
- **Recipient:** Phat Kay Tran D.S.D., 14411 Brookhurst St Ste B, Garden Grove CA 92843

Dear Dr. Tran,

I am writing to express my profound disappointment and concern regarding your recent decision to take legal action against me to remove me from the premises within three days. This action comes despite your awareness—confirmed by USPS Registered Mail dated May 30 2024—of the severe mold issue in the kitchen, which had been identified by your contractor more than twelve months earlier. The presence of over sixty square feet of mold constitutes a serious health hazard and a violation of California tenant-protection statutes and landlord-responsibility laws.

The issue was previously communicated through your agent Hanson Le and Berkshire Hathaway Ethos Properties, and the unresolved contract and habitability breach were reported to Huntington Beach Police Department detectives. All parties were duly notified of the mold problem.

Your decision to pursue eviction despite documented notice violates contractual duties and may constitute fraud under California law. Clause 2 of the lease specifies that when mold is identified and not remediated within a reasonable timeframe (≈ 700 days), the landlord must take corrective action. Failure to comply exposes the landlord to further legal remedies and potential claims under civil and penal codes.

As a landlord with multiple properties, you are aware that providing false statements to law enforcement or the courts is a felony. These actions disregard legal obligations and jeopardize tenant health and safety.

Questions for Owner Response

1. After being notified of the mold issue, did you take any action to remediate or inspect the affected area?

Please respond to this letter by *[specific date]* and indicate:

Yes ☐ No ☐

Final Notice

If you fail to respond, I will forward this request and your non-action to the City Attorney's Office for investigation. I hope the new property manager and your office can communicate promptly to resolve the matter and avoid further legal complications.

Sincerely,

Michael A. Gasio

Supporting Images

- **Michael A Gasio**
- **19235 Brynn Ct**
- **Huntington Beach CA.**
- **92648**
- **Phat Kay Tran 14411**
- **Brookhurst St Ste B,**
- **Garden Grove, CA, 92843**

Dear Doctor Phat Kay Tran D.S.D.

I am writing to express my profound disappointment and concern regarding your recent decision **to take legal action against me to remove me from the premises within three days. This action comes despite your awareness on 5/30/2024 by USPS Registered mail to your contracted agent of the severe mold issue in the kitchen, which was identified by your contractor over twelve months ago. The presence of over 60 feet of mold is not only a serious health hazard but also a clear violation of tenant rights and landlord responsibilities.**

Furthermore, it has come to my attention that this issue was communicated through your agent Mr. Hanson Le or their associates at Berkshire Hathaway California Homes Legal, or Berkshire Hathaway Ethos Properties, And the

abandoned contract is to Huntington Police Department detectives.

All were duly notified of the mold problem.

Your decision to pursue eviction under these circumstances is not only extremely disappointing but also legally questionable. It breaches the landlord-tenant laws by providing the court with false information, which constitutes fraud. As per the lease agreement, clause number two clearly states that if mold is identified and not addressed within a reasonable timeframe (in this case, 700 days), the landlord must

take corrective action. Your failure to comply with this requirement leaves me no choice but to consider additional legal actions for willfully violating the laws of the State of California for financial gain.

As a landlord with multiple properties, you are undoubtedly aware that providing false statements to law enforcement or the courts is a felony, known as fraud. Your actions have not only disregarded your legal obligations but also jeopardized the health and safety of your tenants.

I respectfully request answers to the following questions:

- 1. After being notified of the mold issue, did you -take any action - to**

Please respond to this letter by [specific date],

Yes

No

I will turn in the request and your action to City Attornies Office investigator for our case against you.


I hope the New Property Manager and your self communicate efficiently and

quickly.

W can resolve this matter amicably and avoid further legal complications.

Sincerely,

These images are direct reproductions of the certified letter transmitted to the landlord in May 2024 and form part of the pre-litigation health-and-safety documentation trail.

 moldshort.mp4
21 MB