

Start of evidence download owners daughter Anna LY the realtor making the the mess It demonstrates pre-litigation notice, rent-increase violations, and misrepresentation in lease management. The document was entered as evidence in *Tran v. Gasio*, scheduled for Jan 27 2025.

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Date: Sunday, October 19, 2025 at 03:49 PM PDT

T89 – Anna Ly Series (A1 Evidence Inclusion)

Summary

This file documents correspondence between **Michael Gasio sent to his wife Yulia and Anna Ly, her father doctor Phat Tran, Berkshire agent Hanson Le, and eviction lawyer Steven D. Silverstein**. It demonstrates pre-litigation notice, rent-increase violations, and misrepresentation in lease management. The document was entered as evidence in *Tran v. Gasio*, scheduled for **Jan 27 2025**.

Core Exhibits

- **Jan 16 2025 – Formal Demand Letter** (pages 1-3): cites *Cal. Civ. Code §1947.10* and *Penal Code §487*; demands \$500,000 compensation; requests insurance contact within 7 days.
- **Attachment:** Email from Anna Ly (Aug 22 2024) “Move Out Clearance Report” for 19235 Brynn Ct., Huntington Beach CA, sent via OC Dental Implant Center (Dr Phat Tran DMD Inc.).
- **July 2024 Email Chain Evidence** (pages 4-7): messages dated 7/3 – 7/11 2024 showing contemporaneous fraud notifications to Anna Ly, Hanson Le, and law enforcement.

Extracted Subjects (July 2024)

“Can not change contract on your own year one Anna” — July 11 2024

“Did you take this to court? A counterfeit contract using...” — July 11 2024

“19 counts of contract fraud” — July 11 2024

“Dishonest Anna lied to owner on dogs” — July 11 2024

“Law Enforcement – Forwarded Message” — July 11 2024

Legal Context

- Violations alleged under California Civil Code §1947.10 (failure to give 90-day notice for rent increase > 10%).
- Fraud and misrepresentation cited under California Penal Code §487 (grand theft by deceit).
- Evidence links Anna Ly to Sun Real Estate and Dr Phat Tran’s network, implying agency continuity with Hanson Le.

Relevance to Case

Demonstrates:

- Written notice to agent prior to litigation (July 2024).
- Ongoing communications about fraudulent lease creation and court use of counterfeit documents.
- Final demand issued Jan 16 2025 documenting damages and statutory citations.

Cross-Reference

Use with Actor Record T89 (Anna Ly – Keller Williams Larchmont). Linked documents: A1.pdf (7 pages). Associated period: July 2024 – Jan 2025.

Source: A1.pdf pages 1-7 (Anna Ly Series Evidence) – extracted from Yahoo Mail archive provided by Michael Gasio on Oct 19 2025.



A1.pdf
429.5 kB