

T90 – Agent Conduct Record (Anna Series)

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T90 – Agent Conduct Record (Anna Series)

Summary

This record outlines observed conduct, communications, and procedural inconsistencies by the agent identified in evidence file A1 (T89). It consolidates findings from verified emails, text records, and court disclosures spanning **July 2024 – January 2025**.

Conduct Overview

- Initiated and transmitted lease documents under questionable authority, lacking verified brokerage oversight.
- Issued move-out and closing correspondence during active lease term, indicating premature termination intent.
- Ignored repeated written notices from tenant disputing authenticity of the lease and payment trail.
- Failed to issue required **90-day rent-increase notice** per *California Civil Code §1947.10*.
- Communicated with multiple third parties regarding contract terms without authorization or consent from the tenant of record.
- Misrepresented pet authorization and lease continuity during the second and third contract years.

Key Email Evidence

“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

“Police want to know — do you have a copy of the contract?” — July 10, 2024

“Move Out Clearance Report – attached” — August 22, 2024

Findings

- Pattern of unauthorized communication with the property owner, resulting in conflicting lease documents.
- Failure to respond to multiple discovery requests or produce required records in compliance with court instructions.
- Conduct may constitute violations of *Cal. Bus. & Prof. Code §10176(a)* (misrepresentation) and *§10177(g)* (dishonest dealing).
- Subject demonstrated disregard for agency boundaries and continued activity after formal disputes were initiated.

Supporting Evidence

Linked Documents:

- [A1.pdf](#) – Discovery for Binder (Jan 16, 2025)
- [A2.pdf](#) – Mail to Agent Regarding Closing Statement

All communications have been independently timestamped and verified via Yahoo Mail headers.

Case Relevance

This record supports the broader narrative of coordinated misrepresentation within the real estate chain of custody. It establishes intent, continuity, and procedural neglect contributing to the fraudulent eviction sequence documented in earlier T-series files.

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A2.pdf
746.2 kB