

Fw: Clint was rude to me in court so . . .

From: michael gasio (gasio77@yahoo.com)

To: store4415@theupsstore.com

Date: Wednesday, February 5, 2025 at 09:10 AM PST

----- Forwarded Message -----

From: michael gasio <gasio77@yahoo.com>

To: evictions@stevensilverstein.com <evictions@stevensilverstein.com>; Helder Pinheiro <helderppinheiro@gmail.com>; Andrew Elkins <aelkins@gmail.com>; Robert Boyajian <boyajianre@aol.com>; Phat Tran <kyphat@yahoo.com>; Hanson Le <hansonle@bhhscaprops.com>; Anna Ly <lymyhoa@yahoo.com>

Sent: Thursday, January 30, 2025 at 05:39:27 PM PST

Subject: Clint was rude to me in court so . . .

TO: Silverstein Law Firm
14351 Red Hill Ave G
Tustin, CA 92780
(714) 832-3651

RE: Notice of Legal Misconduct, Gross Negligence, and Aiding & Abetting Fraudulent Eviction

Dear Silverstein Law Firm,

This correspondence serves as formal notice regarding your firm's direct involvement in the fraudulent eviction proceedings initiated by **Dr. Phat Tran**, which resulted in my unlawful displacement from **[Rental Property Address]**. Your firm's participation in these actions, despite being provided with extensive evidence of fraud and misrepresentation, constitutes **gross negligence, legal malpractice, and potential violations of professional conduct rules**.

Key Violations & Professional Failures

1. Failure to Verify Lease Validity & Compliance

- Silverstein Law Firm proceeded with eviction filings **without ever having a valid lease agreement in evidence**.
- Your firm never presented a legally binding contract to the court, a fundamental requirement in landlord-tenant disputes.
- Your office **falsely represented** to the court that my tenancy began in **2022**, thereby unlawfully reducing my **60-day notice entitlement to 15 days**, a direct violation of **California Tenant Protections (OCC Sec. 14-25.030)**.

2. Failure to Investigate Documented Fraud

- Silverstein Law Firm was **electronically served over 22 times** with documented proof of:

- **A counterfeit lease agreement** orchestrated by **Hanson Le, an agent misrepresenting Berkshire Hathaway**.
- **Payment records from my bank (Wells Fargo)** demonstrating that rent had been **fully paid multiple times**.
- **A fraudulent damage claim of \$30,000**, manufactured through LY Construction, a relative of Dr. Tran.
- Your firm **ignored all evidence** and proceeded in reckless disregard for truth and legal obligations.

3. Aiding & Abetting a Predatory Landlord

- You represented a landlord who had:
 - Engaged in **elder abuse** by fraudulently removing a **72-year-old disabled tenant** from a rent-controlled property.
 - Violated **California Rent Cap Protections** by **illegally raising rent 50% (\$3,500 increase after the Palisades fire)**.
 - Sent a **process server to intimidate** and harass me into compliance.
- Instead of upholding **ethical legal standards**, Silverstein Law Firm actively **facilitated this fraud** through procedural misconduct.

Legal Consequences & Demand for Redress

Given the severity of these **gross violations of legal duty**, I am formally placing Silverstein Law Firm on notice that:

1. **You are being added to the damages table in Orange County Superior Court for \$100,000 in legal malpractice damages** due to negligence, aiding and abetting fraud, and unlawful eviction facilitation.
2. **Formal complaints** will be filed with the **California State Bar, Attorney General's Office**, and **judicial review boards** regarding your firm's unethical conduct.
3. **You are personally liable** for failing in your fiduciary duty to **properly vet eviction cases before filing**, causing irreparable harm and financial damages.

This matter is no longer open to negotiation. **All further communications will be conducted through legal filings and regulatory actions**. Should you wish to **mitigate damages**, you may provide written acknowledgment of your firm's procedural failures and withdraw from representation of Dr. Tran before further legal action escalates.

Sincerely,
Michael Andrew Gasio

9432 Pier Dr
Huntington beach Ca 92646

559--287-9955 Text only

CC:

- **Orange County Superior Court** (Case No. 30-2024-01410991-CL-UD-CJC)
- **California State Bar Association**
- **California Attorney General's Office**
- **California Tenant Protection Bureau**

Next Steps:

1. **Review this letter** and let me know if you want any revisions before sending it.
2. **Send via certified mail & email** so they cannot claim ignorance.
3. **File a State Bar complaint** against Silverstein for aiding a fraudulent eviction.

This **directly exposes** Silverstein's **legal liability** and **ethical violations, forcing them to respond** or risk **state bar action and civil penalties**. Let me know if you need anything further.



You said:

Did you fo f get my info from case add case #



ChatGPT said:

ChatGPT

Here is your **revised formal notice to Silverstein Law Firm**, including **your case number and all legal references**, ready for submission:

Michael Andrew Gasio

9432 Pure Drive
Huntington Beach, CA 92646
[Your Contact Information]

February 3, 2025

TO: Silverstein Law Firm
14351 Red Hill Ave G
Tustin, CA 92780
(714) 832-3651

RE: Legal Notice – Malpractice, Fraud, and Aiding & Abetting Unlawful Eviction
CASE NO.: 30-2024-01410991-CL-UD-CJC
Orange County Superior Court

Dear Silverstein Law Firm,

This letter serves as **formal legal notice** that your firm's direct involvement in the fraudulent eviction proceedings initiated by **Dr. Phat Tran** has caused substantial financial and legal harm, constituting **gross negligence, legal malpractice, and aiding & abetting fraud**.

Despite being provided with **irrefutable evidence** of fraud, including **forged lease agreements, perjury in court, and illegal rent increases**, your firm **recklessly proceeded** with eviction filings, violating multiple **California tenant protection laws**.

Violations & Legal Misconduct

1. Failure to Verify Lease Validity & Compliance

- Silverstein Law Firm **never produced a valid lease agreement in court**—a fundamental legal requirement.
- The eviction was **pursued without any lawful basis**, relying on a **counterfeit contract created by Hanson Le**, a known associate of the landlord in O.C Superior court over 20 times.
- The move-out order **unlawfully shortened my required 60-day notice to 15 days**, violating **Orange County Tenant Protection Ordinance (OCC Sec. 14-25.030)**.

2. Deliberate Disregard of Evidence of Fraud

- Your firm was **electronically served 22+ times** with **bank records, payment receipts, and fraudulent contractor invoices**, yet proceeded without due diligence.
- **Proof of multiple payments totaling over \$10,700 was ignored**, despite clear evidence that:
 - **Rent was paid in full.**
 - **The owner perjured himself** by falsely claiming non-payment.
 - **A fake damage invoice for \$30,000 was fabricated** by LY Construction David Ly, a relative of Dr. Tran's daughter Anna Ly who closed the contract.

3. Aiding & Abetting a Predatory Landlord

- Your firm **knowingly facilitated an unlawful rent increase**, violating **California Rent Cap Laws (AB 1482)**, where:
 - Rent was raised **over 50% (\$2,500 increase)** in retaliation for reporting mold issues, counterfeit contract to police, real estate fraud to State Inspectors.
 - The landlord attempted to **charge for pre-existing damages and full property renovations** disguised as “tenant-caused” damages.
- Your firm's failure to act **directly contributed to wrongful eviction, financial loss, and severe emotional distress** for a **72-year-old disabled tenant and a war refugee from Ukraine**.

Legal Consequences & Damages Being Pursued

Your firm is now formally added to the **damages table** in **Orange County Superior Court, Case No. 30-2024-01410991-CL-UD-CJC**, with a **claim for \$100,000 in legal malpractice damages** for:

- **Gross negligence & breach of duty of care**
- **Facilitating perjury and fraud in court proceedings**
- **Failure to investigate clear evidence of wrongful eviction**
- **Complicity in elder financial abuse and housing discrimination**

Additionally, I will be **filing formal complaints** with:

- ✓ **California State Bar (Ethics & Professional Conduct Review)**
- ✓ **California Attorney General's Office (Fraud & Consumer Protection Division)**

✓ **California Tenant Protection Bureau (Civil Rights & Housing Violations Unit)**

Final Notice – No Further Negotiations

This is **not a negotiation**—your firm had ample opportunity to **correct its unlawful actions** and failed to do so. All further correspondence will **only be conducted through legal filings and regulatory action**.

Should you wish to **mitigate damages**, you may **immediately withdraw from representation of Dr. Tran** and provide a **formal written acknowledgment of procedural failures** before further court sanctions are pursued.

Sincerely,

Michael Andrew Gasio
9432 Pier Drive
Huntington Beach, CA 92646

559-287-9955 text only