

Fw: Anna Ly you got mail One piece of evidence 40 years of charges

From: michael gasio (gasio77@yahoo.com)

To: helderppinheiro@gmail.com; boyajianre@aol.com; aelkins@gmail.com

Date: Tuesday, July 15, 2025 at 05:01 PM PDT

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

From: michael gasio <gasio77@yahoo.com>

To: Shawn Randell <srandell@hbpd.org>; Anna Ly <lymyhoa@yahoo.com>

Sent: Tuesday, July 15, 2025 at 05:00:39 PM PDT

Subject: Anna Ly you got mail One piece of evidence 40 years of charges

Anna Ly:

"Will I really get in trouble for this? I was just trying to help Dad. I didn't mean for it to be fraud and such. I didn't extort anyone. I mean, their old they do not need money as much as we do. We just didn't list the dogs my dad's idea. And the rent... maybe it was a little high in June double payment and what not kicking them out in 3 day, brilliant thanks Steven D Silverman, but I wasn't thinking about rent control laws, Penal Code, Laws Health and Safety laws. I didn't think I'd be the one liable. I am a girl, I am in my 50's could I really go to jail for this?"

Chat Said:

Legal Response:

Yes, Anna — you can. And you likely will.

Let's break it down:

1. Fraud (§ 484 PC / § 532 PC):

- You **intentionally misrepresented material facts** in writing, namely omitting the dogs to bypass owner disclosure, tenant rights, or to mislead on lease terms.
- Fraud involving tenancy or real estate licensing carries **up to 3 years** per count, especially if it involves financial harm over \$950 (felony threshold).

2. Extortion (§ 518 PC):

- If you participated in a scheme where tenants were **coerced into signing under duress** (e.g., false 3-day notices, contract misrepresentation, threats of eviction despite payment), this qualifies as **constructive extortion**, even without a weapon.
- **Penalty: 2–4 years per instance.**

3. Rent Control Violations (Civil Code § 1947.12, Costa-Hawkins Act):

- You knowingly facilitated rent increases beyond the **5% + CPI cap** without proper notice, required documentation, or lawful basis.
- Civil penalties apply, **plus triple damages** to tenants and potential revocation of your real estate license by the DRE.

4. Conspiracy (§ 182 PC):

- If you acted in coordination with Hanson Le, Phat Tran, or others to strip tenants of legal protections (e.g., by submitting fraudulent lease documents or obscuring agency roles), that's conspiracy to commit fraud.
- **Penalty: equal to the underlying crime — meaning all years stack.**

5. Real Estate License Violations (BPC § 10176, § 10177):

- Misrepresentation, failure to disclose material facts, dual agency concealment, and failure to supervise unlicensed activity (if applicable) all count as separate violations.
- **Penalty: Revocation of license**, civil fines, and if harm occurred — **criminal referral.**

Bottom Line:

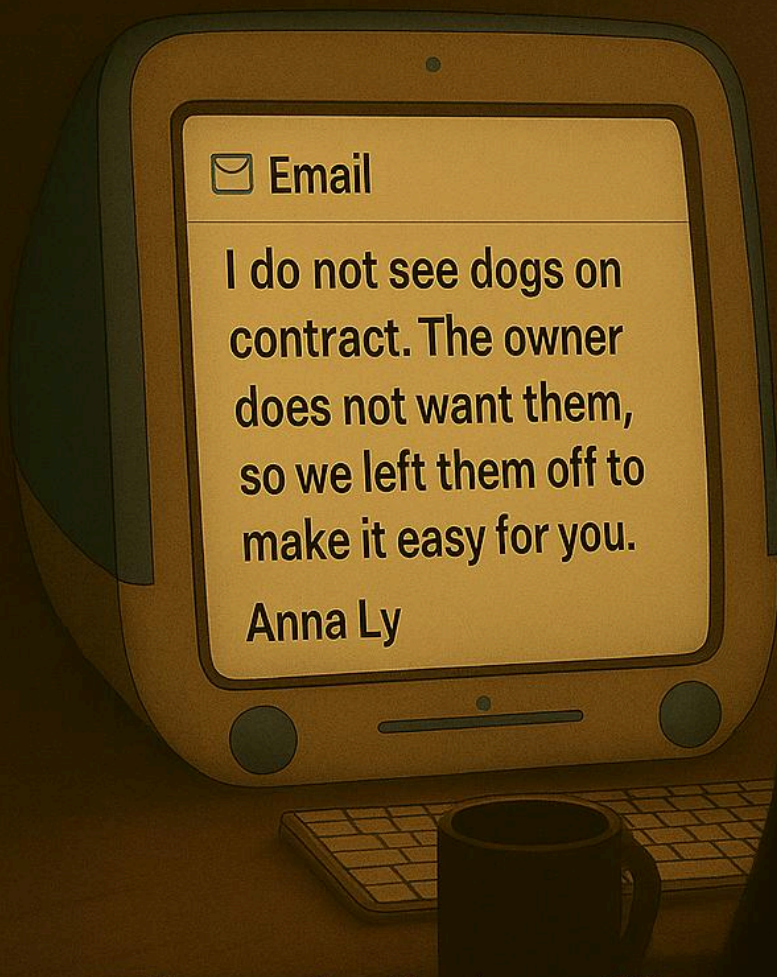
You're facing potential exposure under **civil, criminal, and professional regulatory law**. Each charge can carry **2 to 5 years**, and they stack — not overlap.

If you're thinking this gets swept under the rug because it was "just a lease," think again. When tenants are displaced under fraud and duress, when seniors and disabled individuals are targeted, and when payments are diverted or intercepted? The courts — and the D.A. — **take notice.**

It doesn't take 20 charges to ruin your life.

Three felonies are enough for life-changing consequences.

The omission wasn't
an oversight.
It was strategic.






They left it off.
That's how you erase a *right*.

EXHIBIT A: PET FRAUD




7:46       

← (949) 923-56...    

NOT KNOW IT

Not use to doing
thing by text this
important please
let us know about
our pets.

 Chatting with (949) 923-5679

There's no dog
addendum,



Complete with DocuSign: Extension of Lease May 2024pdf.pdf

From: Anna Ly

Anna Ly
714.374.5839
Sun Hooley and Management
RTPA 01894348

On Sunday, May 19, 2024, at 08:00 PM, michael.gasio77@yahoo.com wrote:

Michael Andrew Gasio
18020 Uptown Ct
Huntington Beach CA 92648
gasio77@yahoo.com
959-257-8959

5/19/2024

Bakalar Bullock Housley & Co. California Corporation -
3848 LINDENHILL AVENUE, HUNTINGTON BEACH, CA, 92649
RE: HARRISON LG

I hope this letter finds you well.

I am writing to you in response to the recent notification I received regarding the termination of my lease agreement for the property located at 18020 Uptown Ct, Huntington Beach, CA 92648. As per my understanding and knowledge of real estate laws, termination of a lease without cause is not permissible, and any such termination must be accompanied by a valid cause stated explicitly in the termination notice.

Given that the property owner has employed you for less than 30 days, I must emphasize that the termination of my lease without cause is not in accordance with the terms outlined in the lease agreement. Additionally, it is imperative that any termination notice includes the specific cause for termination, as required by law.

In light of the above, I kindly request the following information:

1. The date on which the termination notice was sent to me.
2. The specific cause cited in the termination notice for breaching the lease agreement.

Please provide the requested details in writing at your earliest convenience. As time is of the essence, I expect full compliance with the legal requirements pertaining to lease termination procedures in California.

Should you require any further clarification or documentation from my end, please do not hesitate to contact me via email or phone.

I thank you for your attention to this matter.

The attachment is the written notice you gave my family with less than 30 days on the job.

Sincerely,

Michael Gasio

Repair Replace carpet due to dog pee bad smell, attached invoice \$ 7835

A.I. Logistics™
Strategic Investigations & Operations (S.I.O.)

Michael Gasio

Founder | Public Interest Analyst | Pro Se Litigant

- Contact: gasio77@yahoo.com
- Public Disclosure Folder: Available Upon Request
- Jurisdiction: California | U.S. Federal Code | International Human Rights Standards
- Evidence Chain: Documented | Indexed | Chronological | Digitally Verified

“Truth, Justice, and the American Way.”

“It’s Logical. Vulcans Don’t Bluff.”