

Owner of Berkshire franchise in Huntington Beach full documentation of lease for Gasio  
19235 Brynn Ct Huntington Beach Ca 92646 all payments received from Hanson Le your  
agent of record

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From: michael gasio (gasio77@yahoo.com)

To: jfc@bhhsaprops.com; dre.commissioner@dre.ca.gov; tom.nguyen@dre.ca.gov; hnguyen2@fbi.gov;  
legal@hsfranchise.com; hansonle@bhhsaprops.com; aelkins@gmail.com; helderppinheiro@gmail.com;  
kyphat@yahoo.com; srandell@hbpd.org; lymyhoa@yahoo.com; criminal.fraud@usdoj.gov;  
clerk@stevensilverstein.com; evictions@stevensilverstein.com; ask.drelicensing@dre.ca.gov;  
richardrosiak@yahoo.com; moral.character@calbar.ca.gov; piu@doj.ca.gov; daoffice@ocda.org;  
losangeles@fbi.gov; ask.dre@dre.ca.gov; evictions@stevensilverstein.com

Cc: san.diego@dre.ca.gov; ktla@ktla.com; team10@kgtv.com; knbc.desk@nbcuni.com; ktlaproblemsolvers@ktla.com;  
tips@latimes.com; local@ocregister.com; cnn.tips@protonmail.com; newsmanager@foxnews.com; tips@cnn.com;  
info@cnbc.com

Date: Sunday, July 27, 2025 at 04:56 PM PDT

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**Michael Gasio**  
9432 Pier Drive  
Huntington Beach, CA 92646

[gasio77@yahoo.com](mailto:gasio77@yahoo.com)

DocuSign Envelope ID: E1408B26-9382-47C5-827B-BB69325B53BC



## RENT CAP AND JUST CAUSE ADDENDUM

(NOTE: STATE OR LOCAL COVID-19 LAWS MAY LIMIT THE AVAILABILITY OF CERTAIN EXEMPTIONS. CHECK WITH LEGAL COUNSEL BEFORE PROCEEDING.)  
(C.A.R. Form RCJC, 12/20)

The following terms and conditions are hereby incorporated and made part of the Residential Lease or Month-to-Month Rental Agreement dated 04/21/2022 on property known as 19235 Brynn Ct, Huntington Beach, CA 92648-6287 in which Michael A Gasio, Yulia S Gasio is referred to as "Tenant" and Phat Tran is referred to as "Landlord".

### I. RENT CAP AND JUST CAUSE ADDENDUM TERMS

With certain exemptions, Landlord may be subject to the rent cap and just cause eviction provisions of the Civil Code. Landlord informs Tenant of the following:

**California law limits the amount your rent can be increased. See Section 1947.12 of the Civil Code for more information. California law also provides that after all of the Tenants have continuously and lawfully occupied the property for 12 months or more or at least one of the Tenants has continuously occupied the property for 24 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Section 1946.2 of the Civil Code for more information.**

### II. EXEMPTIONS TO BOTH RENT CAP REQUIREMENTS AND JUST CAUSE EVICTIONS\*:

1. Housing that has been issued a certificate of occupancy within the previous 15 years.
2. A property containing two separate dwelling units (excluding ADUs and junior ADUs) within a single structure in which one of the units was Owner occupied at the commencement and throughout the tenancy.
3. **Single Family Residential** property (including a condominium and units in planned developments) that is alienable separate from the title to any other dwelling unit if the notice below is checked and delivered to the Tenant:

**Notice of Exemption:** This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2 (e)(8) of the Civil Code AND the Owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

### III. ADDITIONAL EXEMPTIONS ONLY APPLICABLE TO JUST CAUSE EVICTIONS\*:

1. Housing accommodations in which the Tenant shares bathroom or kitchen facilities with the Owner who maintains their principal residence at the residential real property.
2. Single-family Owner-occupied residences, including a residence in which the Owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit.

### IV. RENT CAP REQUIREMENTS

1. Subject to certain provisions of Civil Code Section 1947.12 subdivision (b), an Owner of real property shall not increase the rental rate for that property more than 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, of the lowest rental amount charged for that property at any time during the 12 months prior to the effective date of the increase.
2. If the same Tenant remains in occupancy over any 12-month period, the gross rental rate shall not be increased in more than two increments over that 12-month period.
3. For a new tenancy in which no Tenant from the prior tenancy remains, the Owner may establish the initial rate not subject to paragraph 1 of this section. Paragraph 1 of this section is only applicable to subsequent increases after the initial rental rate has been established.

### V. JUST CAUSE REASONS FOR TERMINATION OF TENANCY

1. **"At-Fault" Reasons:**
  - A. Default in payment of rent.

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RCJC 12/20 (PAGE 1 OF 2)



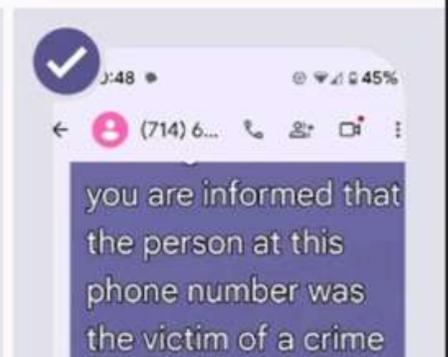
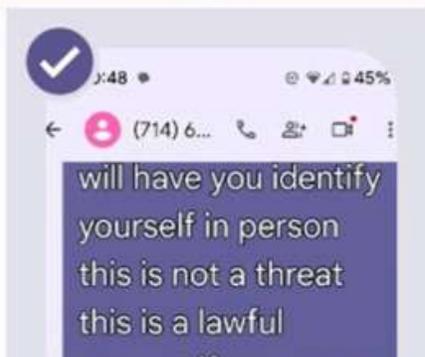
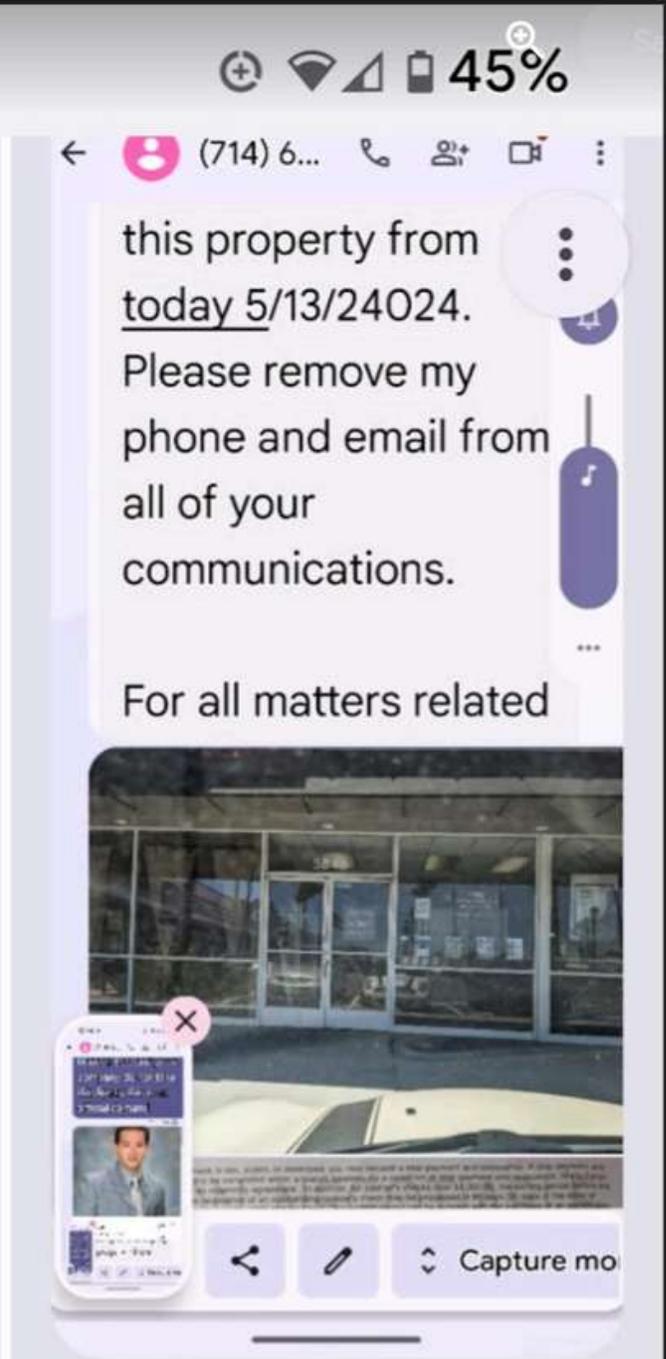
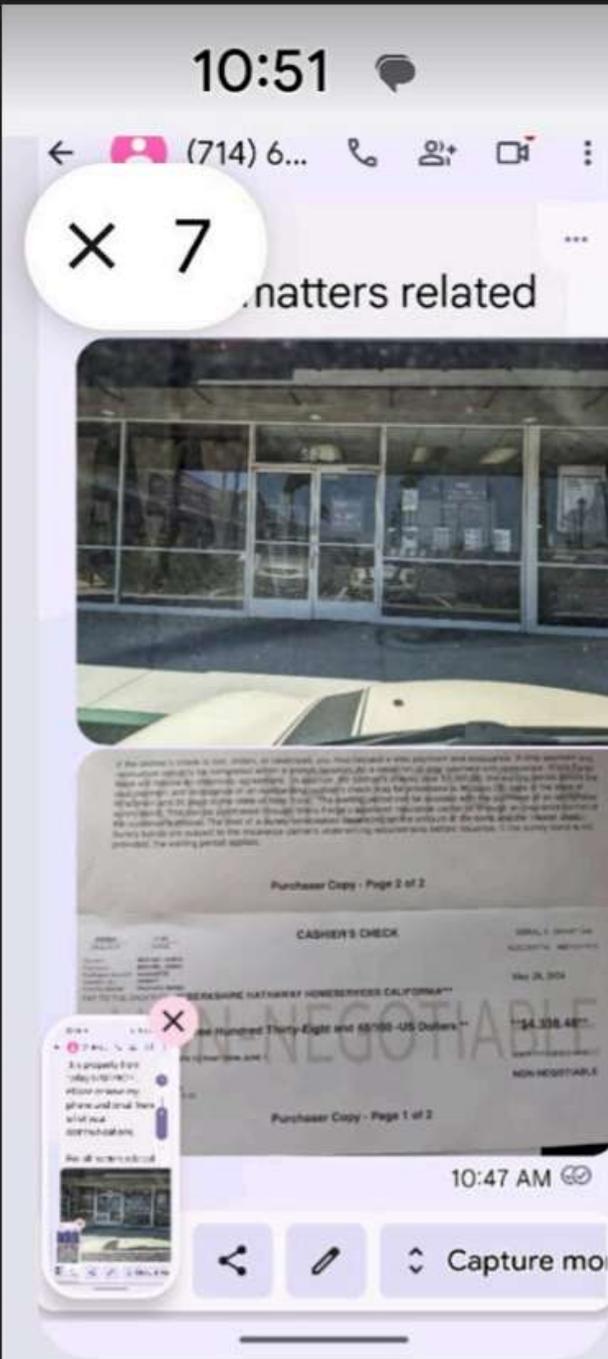
### RENT CAP AND JUST CAUSE ADDENDUM (RCJC PAGE 1 OF 2)

Sun Realty and Management, 1532 Orchard Dr. Newport Beach, CA 92660  
Anna Ly

Phone: (714)724-5688 Fax:  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

19235 Brynn Ct

Hanson Lee official demand under RICO laws.png





July 27, 2025

**Joseph F. Ciccarella**

Franchise Owner  
 Berkshire Hathaway HomeServices | California Properties  
 5848 Edinger Avenue  
 Huntington Beach, CA 92649  
 jfc@bhscaprops.com

**Subject: Final Demand for Investigation, Transparency, and Immediate Compliance Regarding Misappropriated Rent Funds, Franchise Negligence, and Ongoing Fraud by Hanson Le**

Dear Mr. Ciccarella,

You are receiving this letter as the owner and responsible party for the Berkshire Hathaway HomeServices California Properties franchise operating in Huntington Beach. You are now on formal notice that the matter involving **Hanson Le**, **Anna Ly**, and **Phat Tran** has escalated into an active investigation involving multiple agencies, including the **United States Postal Inspection Service**, the **State Bar**, and the **California Bureau of Real Estate**. Certified letters were sent to your office in May and June 2024, which appear to have been intercepted or ignored—either action constituting obstruction.

Your agent, Hanson Le, was in possession of a **certified payment check made payable to Berkshire Hathaway** Huntington Beach, delivered per contract for **rent commencing June 1, 2024**, under a valid third-year lease. That payment was marked and submitted on **April 19, 2024**, with the subject line:  
**“First Payment, New Lease, 3rd Year – \$5,000.”**

You are hereby advised that:

1. **This payment was received by your agent and never returned.**
2. **The owner testified in court that he never received this payment.**

**3. Hanson Le confirmed by text message: “Funds have been transferred.”**

4. The original contract, signed by **four parties**, explicitly named **Berkshire Hathaway as the payee**, not the individual owner.
5. Despite this, Hanson Le directed funds to **Phat Tran** in circumvention of the lease, raising **RICO, mail fraud, and real estate fraud** implications.

You have failed, as franchise owner, to act responsibly or transparently after **40 documented contact attempts**, multiple emails, and calls up to **Martha Mosier, President of California Properties**. The legal department at Berkshire Hathaway’s corporate office deferred responsibility to you and your local management team, stating this was **“a franchise matter.”**

This correspondence serves as a **final demand** that you:

**ACTIONS REQUIRED:**

- **Immediately provide all records** related to:
  - The handling and receipt of all funds paid on the third lease, including transfers by Hanson Le from Anna Ly (Sun Realty).
  - Any and all deposits made by Hanson into franchise trust accounts.
  - Any official communications or reports made by or about Hanson Le since April 2024.
  - All internal emails or notes referring to our lease, address, payments, or any mention of “Michael Gasio” or “Phat Tran.”
- Provide a notarized statement of whether or not:
  - You received the April 19th certified check.
  - Your office returned or processed that check.
  - You have been contacted by USPS, law enforcement, or your legal department about this matter.

**LEGAL NOTICE:**

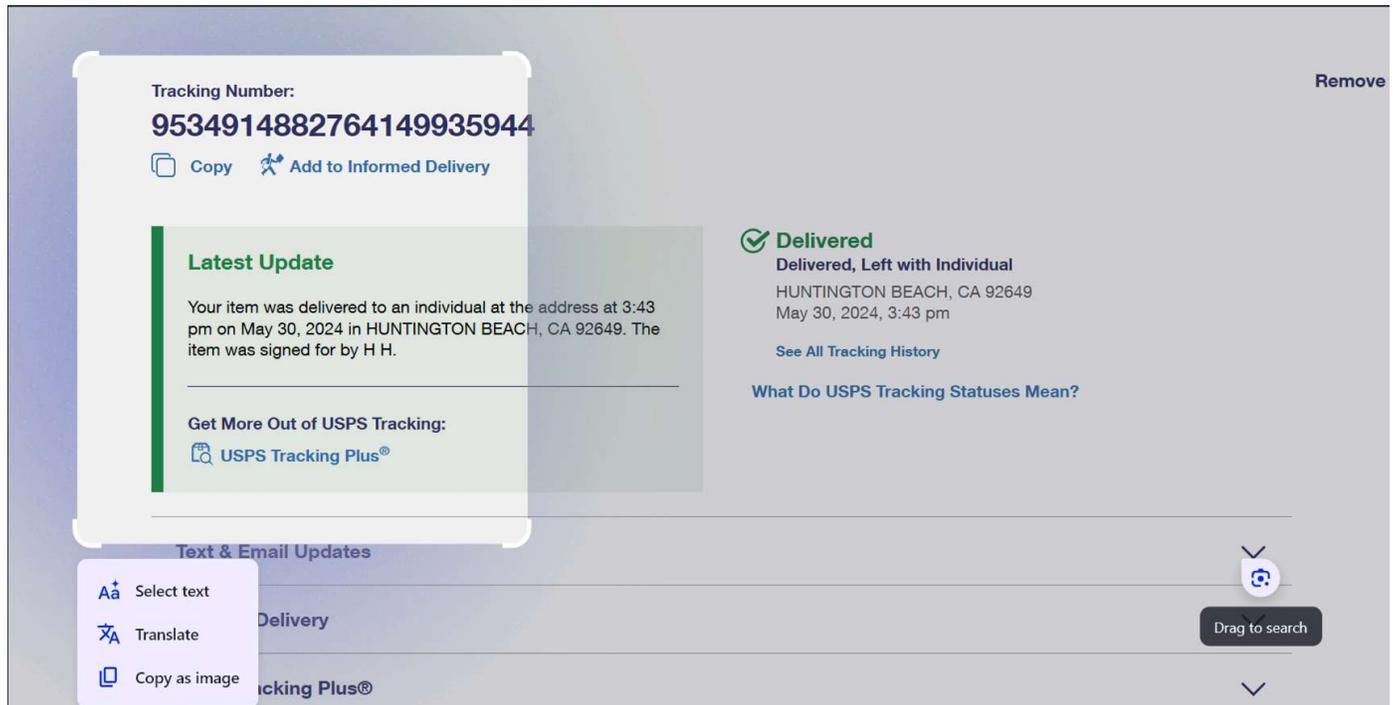
This case has escalated into a criminal referral involving:

- **Mail Fraud (18 U.S. Code § 1341)**
- **Wire Fraud (18 U.S. Code § 1343)**
- **Conspiracy to Commit Fraud (18 U.S. Code § 371)**
- **Real Estate Fraud (Cal. Penal Code § 115)**
- **Elder Financial Abuse (Cal. Welf. & Inst. Code § 15610.30)**

Failure to respond to this letter will be interpreted as willful blindness and continued participation in fraudulent concealment. Any refusal to cooperate will be included in future court filings and

presented to the **California Real Estate Commissioner, U.S. Postal Inspection Service, and U.S. Department of Justice – Housing and Financial Crimes Division.**

We now expect you to release Hanson Le’s complete franchise file and turn over his client ledger for this address.



Sincerely,  
**Michael Gasio**  
Pro Se Litigant  
[gasio77@yahoo.com](mailto:gasio77@yahoo.com)

(559) 287-9956

Our lease agreement where is his name?

**Subject**

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

From: Anna Ly

The screenshot shows a web interface with a dark blue header. On the left is a circular logo with a stylized 'P'. To its right is a search bar containing the text 'Find Hanson Le'. Further right is a hamburger menu icon. Below the header, there is a 'Monitor' toggle switch, a 'PDF' download button, and a dropdown menu labeled 'Criminal His...'. The main content area displays a search result with a pink circle containing the number '24'. The result text is: 'Charges Filed Date 09/11/2003' and 'Source Orange county - superior court'.

Hanson Hll no notice in California for rent increases 10 days is fine.jpg

8:23



76%



1 sel...



Our lease agreement will be expired 5/1/24.

Current rent :  
\$5,000/month

Market rent :  
\$5 500-\$5 800/



40,000 40,000  
month

Renewal rent rate:  
\$5,350/month  
Effective:  /2024

14 days notice to vacate or pay 20% more to Berkshire as in year three of lease before Hanson is back from Europe in 15 of April by his text.

Talk to owner we are required to pay 10 days early or \$500 fine for not paying 10 dyas early ask Anna his daughter. In writing yep.

**WELLS FARGO** Sign Off Welcome, MICHAEL

[Accounts](#) | [Brokerage](#) | [Transfer & Pay](#) | [Plan & Learn](#) | [Security & Support](#)

[Account Summary](#) Print

### Wire Money - Details

<b>To</b>	Landlord United States ...9166
<b>From</b>	PREMIER CHECKING ...0732
<b>Amount</b>	\$5,000.00
<b>Wire transfer fee</b>	\$0.00
<b>Total from account</b>	\$5,000.00
<b>Send on</b>	04/19/2024
<b>Deliver by</b>	04/19/2024
<b>Message to recipient's bank</b>	New lease 24 one payment at 5000
<b>Status</b>	Completed
<b>Confirmation number</b>	OW00004382456864

[Back to Wire Money](#)

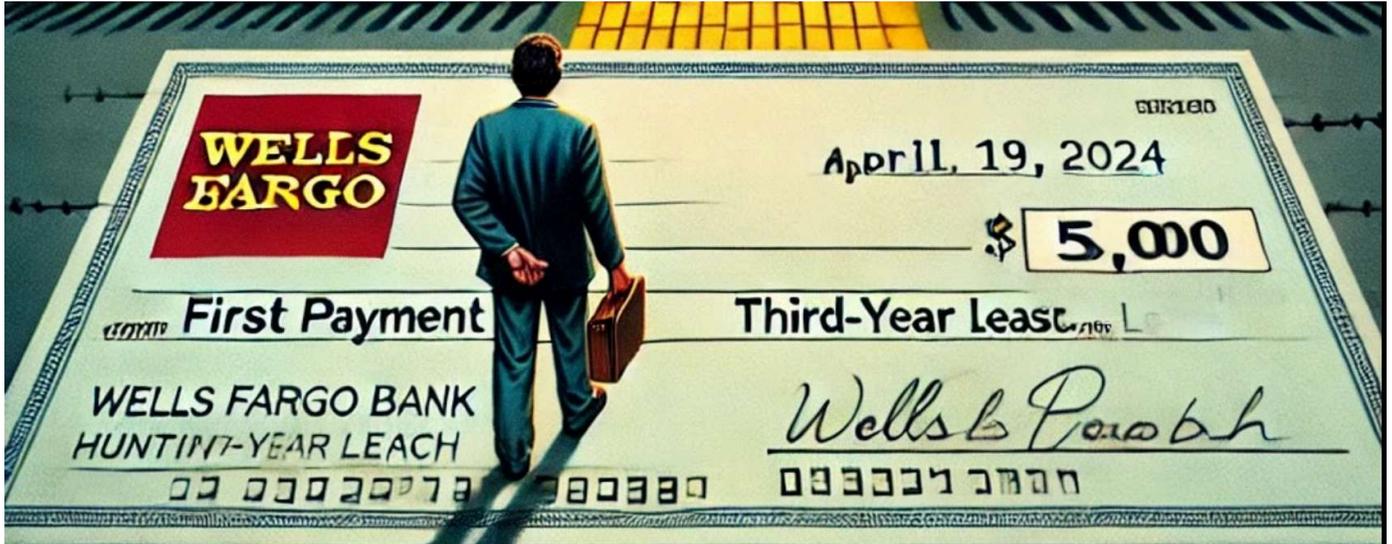
So I can provide you my bank account number to transfer monthly rent to me instead of to the owner.

Thank you Mr Gasio!

Wells fargo

You do not show the \$6,000 deposit the \$1,000 for the pet the \$350 for the keys on the contract will we be receiving that back or getting credit in writing

Section 13 does not show that



- start date :

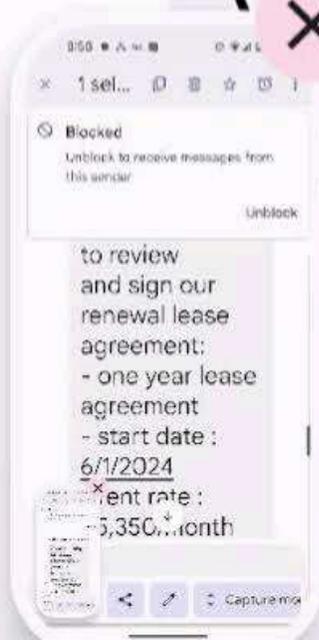
6/1/2024

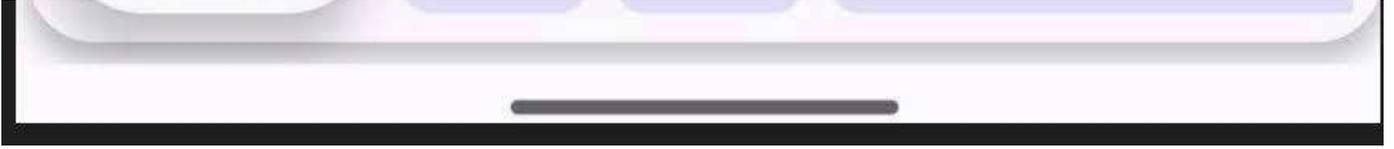
- rent rate :

\$5,350/month

Also what bank  
do you use ? So  
I can provide  
you my bank

account number





- start date :

6/1/2024

- rent rate :

\$5,350/month

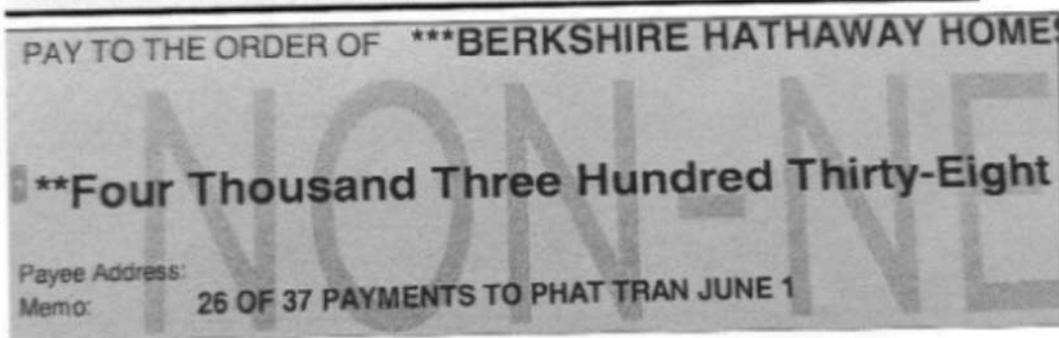
Also what bank  
do you use ? So  
I can provide

you my bank

account number



WELLS FARGO		Q	Sign Off	Welcome, MICHAEL
Wells Fargo Premier				
Accounts	Brokerage	Transfer & Pay	Plan & Learn	Security & Support
Account Summary	Switch Account			Print
Date	Description	Deposits/Credits	Withdrawals/Debits	
<b>Pending Transactions</b>				
No pending transactions meet your search criteria. Please try again.				
<b>Posted Transactions</b>				
06/28/24	WT SEQ239798 PHAT L TRAN /BNF=Phat Tran SRF# OW00004652829145 TRN#240628239798 RFB# OW00004652829145	\$5,350.00		
04/19/24	WT SEQ140387 PHAT L TRAN /BNF=Phat Tran SRF# OW00004382456864 TRN#240419140387 RFB# OW00004382456864	\$5,000.00		
03/20/24	WT SEQ#89675 PHAT L TRAN /BNF=Phat Tran SRF# OW00004277751179 TRN#240320089675 RFB# OW00004277751179	\$5,000.00		
02/20/24	WT SEQ165518 PHAT L TRAN /BNF=Phat Tran SRF# OW00004175945596 TRN#240220165518 RFB# OW00004175945596	\$5,000.00		
01/22/24	WT SEQ#76609 PHAT L TRAN /BNF=Phat Tran SRF# OW00004067477330 TRN#240122076609 RFB# OW00004067477330	\$5,000.00		
12/19/23	WT SEQ#76628 PHAT L TRAN /BNF=Phat Tran SRF# OW00003959774782 TRN#231219076628 RFB# OW00003959774782	\$5,000.00		
11/20/23	WT SEQ100278 PHAT L TRAN /BNF=Phat Tran SRF# OW00003856699927 TRN#231120100278 RFB# OW00003856699927	\$5,000.00		
10/20/23	WT SEQ#60263 PHAT L TRAN /BNF=Phat Tran SRF# OW00003749595672 TRN#231020060263 RFB# OW00003749595672	\$5,000.00		
09/20/23	WT SEQ#64077 PHAT L TRAN /BNF=Phat Tran SRF# OW00003645944872 TRN#230920064077 RFB# OW00003645944872	\$5,000.00		
08/18/23	WT SEQ164891 PHAT L TRAN /BNF=Phat Tran SRF# OW00003536112847 TRN#230818164891 RFB# OW00003536112847	\$5,000.00		
07/20/23	WT SEQ#22795 PHAT L TRAN /BNF=Phat Tran SRF# OW00003437296642 TRN#230720022795 RFB# OW00003437296642	\$5,000.00		
06/20/23	WT SEQ201747 PHAT L TRAN /BNF=Phat Tran SRF# OW00003342316341 TRN#230620201747 RFB# OW00003342316341	\$5,000.00		
05/22/23	WT SEQ#72227 PHAT L TRAN /BNF=Phat Tran SRF# OW00003243347867 TRN#230522072227 RFB# OW00003243347867	\$5,000.00		
03/20/23	WT SEQ111061 PHAT L TRAN /BNF=Phat Tran SRF# OW00003051071533 TRN#230320111061 RFB# OW00003051071533	\$5,000.00		
02/27/23	WT SEQ#29091 PHAT L TRAN /BNF=Phat Tran SRF# OW00002979347101 TRN#230227029091 RFB# OW00002979347101	\$5,000.00		
01/23/23	WT SEQ#64628 PHAT L TRAN /BNF=Phat Tran SRF# OW00002882515680 TRN#230123064628 RFB# OW00002882515680	\$5,000.00		





● **Hanson Le**

From: hansonle@bhhscaprops.com

To: 'michael gasio'

Michael:

Please direct all of your contact directly with the owner. I don't have any further involvement with you or the owner.

With kindest regards,

**Hanson Le**

Realtor, Broker Associate

DRE Lic. # 01358448

*A Name & A Company You Can Trust...*



**BERKSHIRE HATHAWAY**  
HomeServices

California Properties

Tel: (714) 720-5447

Email: hansonle@bhhsCAprops.com

Office Address: 5848 Edinger Ave, Huntington Beach, CA 92649