

## Short timeline of crime

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*Documented sequence of payments, communications, and resulting loss*

## Background

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This record concerns a long-term residential lease in Orange County that began in full compliance and ended in administrative confusion. Payment logs, certified-mail receipts, and electronic bank statements demonstrate that every month's rent was remitted on or before its due date. A management transition—occurring mid-term—introduced duplicate instructions and uncertainty about where future payments should be routed, though the written lease never changed.

## Evidence Trail

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- Electronic transfer confirmations from Wells Fargo showing timely, advance rent payments.
- Certified-mail tracking numbers verifying delivery to the management office named in the lease.
- Email and text messages acknowledging receipt and confirming renewal through the following term.
- Maintenance and inspection reports demonstrating full compliance and absence of tenant-caused damage.

## Financial and Property Impact

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The financial loss totals roughly **\$90 000**—representing one year of paid-for housing never credited. Added to this is the permanent loss of approximately **500 square feet** of improved living space maintained at the tenants' expense. Under Orange County and California property law, once rent is paid and improvements accepted, a tenant's possessory interest cannot be removed without due process and restitution. The continued exclusion from that square footage constitutes an ongoing property loss that endures in perpetuity.

## Legal and Policy Context

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California Civil Code § 1942.5 and companion tenant-protection statutes forbid eviction when rent has been accepted and performance confirmed. No record indicates late payment, default, or damage—only administrative misdirection of funds. Consequently, the removal lacked statutory cause and resulted in both financial and property deprivations inconsistent with state housing policy.

## Introduction to the Timeline

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The chronology below reconstructs each major event of the lease period using verifiable data. It begins with the April 2024 renewal and follows the sequence through the 2025 evidence submissions. Every point correlates with documentary proof—bank receipts, correspondence, or inspection reports—preserved in the digital portal. The narrative allows any reviewer to see, step by step, how a fully paid tenancy was converted into a year-long loss of use. From the first renewal payment onward, the residents complied with every clause of the contract: rent delivered to the proper address, property maintained, and communications transparent. Administrative changes inside the managing entity disrupted this pattern and produced conflicting instructions. Instead of reconciling those records, enforcement moved forward as if no payment existed, setting in motion the losses detailed here. Understanding this timeline is essential. It identifies the exact moments when performance was proven, acknowledgment was issued, and yet removal actions continued. The sequence is not interpretation—it is data: time-stamped evidence of compliance followed by procedural error.

## Chronology Snapshot

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- **April 1 2024 – Lease Renewal:** Existing tenancy extended; signatures stored in portal.
- **April 20 2024 – First Payment:** Certified check delivered to management address; text confirmation of receipt.
- **April 23 2024 – Three-Day Notice:** Move-out notice issued despite proof of payment for all tenants on contract.
- **May 2024 – Agent Transition:** Managing agent resigns; directs tenants to owner, creating payment-routing gap.
- **Late May 2024 – Owner Request:** Duplicate payment sought outside brokerage account contrary to lease terms.
- **May 30 2024 – June Rent Paid:** Second payment sent early; postal log confirms delivery to same office.
- **June 10 2024 – Inspection:** Independent inspector notes minor mold, no tenant-caused damage.
- **June 21 2024 – Court Filing:** Unlawful-detainer filed while payment evidence already on record.
- **July 2024 – Hearing Exchange:** Payment proof shown in hallway discussion; oral notice of traceable funds given.
- **August 2024 – Bank Verification:** Bank confirms April check never cashed; funds still available.
- **September 2024 – Vacate:** Tenants leave under pressure though lease active; loss  $\approx$  \$7 500 / month  $\rightarrow$  \$90 000 total.
- **Oct–Dec 2024 – Evidence Build:** All documentation digitized and cross-linked for review.
- **Feb 2025 – Improvement Loss:**  $\sim$ 500 sq ft of upgrades retained without restitution, a continuing property deprivation.
- **July 3 2025 – Agency Submission:** Seventy-file evidence set delivered to law-enforcement and oversight agencies.
- **Current 2025 – Ongoing Review:** Portal remains live, supporting attorneys and mediators with indexed proof.

## Continuing Issues

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The record now demonstrates two continuing dimensions of harm: (1) financial loss from paid but uncredited rent, and (2) permanent deprivation of 500 sq ft of improved space. These outcomes exemplify how administrative error, when unchecked, can transform routine lease management into lasting property deprivation—an issue central to housing policy and consumer protection.

## Core Principle

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A housing system grounded in documentation must treat verified payment as the highest form of compliance. Enforcement should follow evidence, not precede it. The purpose of this portal and timeline is to illustrate that principle through primary proof—ensuring that lawful performance always preserves lawful possession.

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