

## Summary of Verified Evidence, Applicable Law, and Public-Interest Basis

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# Grand-Jury Overview

*Summary of Verified Evidence, Applicable Law, and Public-Interest Basis*

## 1. What the Case Is About

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This matter concerns a residential lease in Orange County in which rent was paid and documented but the occupants were still ordered to vacate. The record includes digital bank confirmations, certified-mail receipts, and written acknowledgments proving that payments were made under a valid contract. Despite this proof, an eviction and later property conversion proceeded. The issue before review is whether those acts—when linked across multiple business entities and communications—constitute a coordinated pattern of fraud and deprivation of rights under state and federal law.

## 2. Core Facts in Simple Form

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- Every rent payment was made electronically or by certified check before the due date.
- Management confirmed receipt in writing, then issued a three-day notice as if unpaid.
- The property was re-rented at a higher rate while the prior payment remained uncredited.
- Approximately 500 square feet of tenant improvements were retained without compensation.
- The tenants documented and reported these facts through official channels; records are stored in the digital portal.

## 3. The Main Legal Questions

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The grand jury is not deciding guilt but whether probable cause exists that the conduct violated specific laws:

- **Mail and Wire Fraud – 18 U.S.C. §§ 1341 & 1343:** use of electronic or postal communications to obtain money or property by false representations.
- **Bank Fraud – 18 U.S.C. § 1344:** diversion or concealment of rent funds held in financial institutions.
- **RICO – 18 U.S.C. § 1962(c):** participation in an “enterprise” through a pattern of the above predicate offenses; requires at least two related acts within ten years.
- **California Penal Code § 518:** extortion—obtaining property through threat or color of authority.
- **Civil Code § 1942.5:** retaliatory eviction or interference with lawful tenancy after payment.

## 4. How RICO Works, in Plain Terms

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The Racketeer Influenced and Corrupt Organizations Act (RICO) is a federal law designed to reach ongoing schemes carried out through legitimate businesses. It does *not* require organized crime—it applies whenever multiple related actors use repeated fraud, mailings, or electronic messages to take property or money. Once two or more such predicate acts are proven, every participant in the enterprise can be charged for the pattern, not just for a single incident. RICO allows both criminal prosecution and civil treble-damage recovery.

## 5. Evidence Summary

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The digital record includes:

- Bank statements showing rent transfers each month.
- Postal confirmations and envelope scans linking mailed payments to the management office.
- Emails and text messages acknowledging receipt of rent.
- Inspection reports disproving alleged damage or default.
- Subsequent property listings at increased rent, confirming financial motive.

## 6. Damages Overview (Economic Impact)

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- Lost rental value – ≈ \$90 000 (one year of paid housing).
- Property improvement loss – ≈ \$60 000 – \$70 000.

- Relocation & storage – ≈ \$40 000 – \$60 000.
- Emotional distress & health cost – ≈ \$150 000 – \$250 000.
- Treble-damage multipliers (Civ Code § 3345, 18 U.S.C. § 1964(c)) – projected total exposure ≈ \$900 000 – \$1.2 M.
- With RICO punitive ratios, potential verdict ≈ \$30 M – \$42 M.

## 7. Why This Matters to a Grand Jury

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Grand juries exist to determine whether complex or concealed conduct rises above a civil dispute into a matter of public concern. Here, the evidence suggests use of mail and electronic systems to remove citizens from property while payments were current. Such conduct undermines confidence in financial institutions, licensed real-estate offices, and judicial eviction procedures. A finding of probable cause would permit prosecutors to subpoena records, question witnesses under oath, and protect future tenants from similar misuse of process.

## 8. Requested Action

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The submitter asks the grand jury to:

- Review the certified-mail, bank, and communication records already delivered.
- Determine whether probable cause exists for violations of mail, wire, and property-fraud statutes.
- Authorize a formal investigation into coordinated actions that deprived lawful occupants of housing and improvements despite proof of payment.

## 9. Broader Policy Implication

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This case is not only about one household. It illustrates a gap between digital proof of payment and the speed of property-law enforcement. When systems fail to reconcile verified funds before eviction, every tenant and lender is at risk. Addressing that failure reinforces trust in contractual enforcement, real-estate licensing, and the integrity of California's housing market.

## 10. Closing Summary

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All evidence is authenticated and organized in the online portal for rapid access by investigators. The request before the grand jury is straightforward: determine whether the pattern shown here meets the definition of a coordinated enterprise using mail and electronic means to obtain property or money by fraud. If probable cause exists, the matter proceeds to formal indictment and restitution proceedings.

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