

corrected copy Verified Lease Timeline – Executive Summary

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Verified Lease Timeline People vr Tran – Executive Summary

Chronology of Payments, Communications, and Resulting Property Loss

Background

This record summarizes 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 confirm that rent was remitted on or before its due date each month. A mid-term management transition introduced duplicate instructions and uncertainty over payment routing, although the written lease never changed.

Evidence Trail

- Electronic transfer confirmations from Wells Fargo verifying timely rent deposits.
- Certified-mail receipts confirming delivery to the management office named in the lease.

- Email and text correspondence acknowledging receipt and confirming lease renewal.
- Maintenance and inspection reports showing compliance and absence of tenant-caused damage.

Financial and Property Impact

The verified loss totals approximately **\$90,000**—the value of one year of paid housing not credited to the account. The property was later re-listed at roughly three times the prior monthly rate, creating a threefold differential between payment and benefit. Additionally, about **500 sq ft of improved space** (art studio area) remains inaccessible and unreimbursed. Under California property law, once rent is paid and accepted, the possessory interest cannot be terminated without due process and restitution. The continuing exclusion from that area constitutes a permanent property loss.

Legal and Policy Context

California Civil Code § 1942.5 and companion tenant-protection statutes forbid eviction when rent has been accepted and performance is proven. No record shows late payment, default, or damage—only administrative misrouting. The resulting removal therefore lacked statutory cause and produced both financial and property deprivations inconsistent with state housing policy.

Chronology Snapshot

- **April 1 2024 – Lease Renewal:** Tenancy extended; signatures stored in portal; note from owner: “We want to keep you.”
- **April 19 2024 – First Payment:** E-deposit sent to owner’s regular account; text confirmation: “Thank you.”
- **May 2024 – Agent Transition:** Managing agent resigns and directs tenants to owner, creating payment-routing gap.
- **May 30 2024 – June Rent Paid:** Second payment sent early; postal log confirms delivery to Berkshire Hathaway Huntington Beach office.
- **June 23 2024 – Three-Day Notice:** Move-out notice issued despite proof of payment for all tenants on the active contract.

- **Late June 2024 – Owner Request:** Duplicate payment sought outside brokerage account, contrary to lease terms.
- **June 28 2024 – Inspection:** Surf City inspection report notes minor mold, no tenant-caused damage.
- **July 2024 – Court Filing:** Unlawful-detainer filed while payment evidence already on record; sheriff's notice to vacate issued.
- **July 2024 – Email Exchange:** Payment proof shown to counsel; certified-mail and UPS signatures confirm delivery of evidence.
- **August 2024 – Bank Verification:** Bank confirms June check never cashed; funds remained available.
- **August 2024 – Vacate:** Tenants leave under pressure although lease active; loss \approx \$7,500 per month (\approx \$90,000 annualized).
- **Oct–Dec 2024 – Evidence Compilation:** All documentation digitized and cross-linked for attorney review.
- **August-2025 – Art Studio Loss Space:** Approximately 500 sq ft of improved space retained without restitution—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 active, supporting investigators, attorneys, and mediators.

Continuing Issues

Two enduring categories of harm remain documented: (1) financial loss from paid-but-uncredited rent, and (2) permanent deprivation of 500 sq ft of improved living space. Together they show how administrative error, when unchecked, can evolve into lasting property deprivation—an issue central to housing-law enforcement and consumer protection.

Core Principle

A housing system grounded in documentation must treat verified payment as the highest form of compliance. Enforcement should follow evidence, never precede it. This portal exists to demonstrate that principle through primary proof, ensuring that lawful performance always preserves lawful possession.

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