

Failure to comply will be interpreted as bad faith and obstruction of evidence.

From: michael gasio (gasio77@yahoo.com)

To: kyphat@yahoo.com; srandell@hbpd.org; hnguyen2@fbi.gov

Cc: helderppinheiro@gmail.com; aelkins@gmail.com

Date: Monday, October 20, 2025 at 10:14 AM PDT

Michael A. Gasio

Pro Se Litigant – Case File: Gasio v. Tran et al.

October 20, 2025

Dr. Phat K. Tran

24 Rawhide Irvine Ca

RE: Demand for Receipts – Airbnb Rental by “Vui” During Active Lease Contract – August 2025 Onward

To: Shawn Randell <srandell@hbpd.org>, Phat Tran <kyphat@yahoo.com>, daoffice@ocdapa.org <daoffice@ocdapa.org>, dre.commissioner@dre.ca.gov <dre.commissioner@dre.ca.gov>, losangeles@fbi.gov <losangeles@fbi.gov> [more...](#)

airbnb.com/rooms/1271731093119289551?adults=3&search_mode=regular_search&check_in=2025-09-01&check_out=2025-10-02&children=0&infants=0&pets=0&source_impression_id=p3_1751136259_P3W9P3T3WuNLLAaQR&previous_page_section_name=12008/federated...



Anywhere Any week Add guests

Become a host

Live the beach life in Huntington Beach city 31+

Share Save



Entire home in Huntington Beach, California

7 guests · 3 bedrooms · 5 beds · 2.5 baths

2 reviews



Hosted by Vui

7 years hosting



Amenities for everyday living

The host has equipped this place for long stays—kitchen, washer, dryer, and free parking included.



Self check-in

Check yourself in with the keypad.



Free cancellation for 48 hours

Get a full refund if you change your mind.

Prices include all fees

\$2,744 monthly

CHECK-IN: 9/1/2025 CHECK-OUT: 10/2/2025

GUESTS: 3 guests

Reserve

You won't be charged yet

Report this listing

Spacious 2000 Sqft Home in Huntington Beach City.

Dear Dr. Tran,

This is a formal demand for full and unaltered **receipts and transactional records** from the Airbnb listing hosted by “Vui” or any other associated name during the time period in which we maintained an active, paid lease agreement for the property located at **19235 Brynn Ct Huntington Beach Ca 92648**. This request includes, but is not limited to, all guest bookings, platform fees, and payment disbursements between **August 2024 and the present**.

I am in possession of **screenshots and third-party reviews** clearly indicating that you began commercial rental operations of our legally leased unit via Airbnb, in violation of California housing law and your contractual obligations. One such review from **December 2025** specifically notes the following guest complaints:

- “Windows do not open.”
- “Smells musty.”
- “Street and traffic lights are in the bedroom all night.”
- “Yard is dead and not maintained.”

Each of these comments not only validates the substandard living conditions we experienced under your care but confirms your re-listing of the unit while our lease was still in force.

As previously stated in writing, **I do not believe you filed the required City of Huntington Beach short-term rental forms**, nor secured proper permits or tax remittance with the city or state. For that reason, I have filed reports with the following authorities:

- **Huntington Beach Code Enforcement**
- **Huntington Beach Police Department**
- **Orange County District Attorney**
- **Federal Bureau of Investigation (FBI), White Collar Crimes Unit**

Your unauthorized Airbnb operation—at a rate of **up to \$1,000 per day**—while we were still under contract, is a material breach and represents commercial fraud. After **200+ days on the market**, this letter shall serve as **the official start of repayment owed back to the tenants (myself and household)** for the unlawful conversion of our leasehold interest into short-term revenue for your benefit.

You have 10 calendar days to provide the following:

1. **All Airbnb receipts issued by Vui or other aliases tied to you** from August 2025 to present.
2. **Proof of tax reporting and city registration for Airbnb activity** under Huntington Beach short-term rental ordinances.
3. **Confirmation of refund and damages calculation**, or face formal demand in state and federal court for restitution and punitive damages.

Failure to comply will be interpreted as bad faith and obstruction of evidence.

This demand will be logged as Exhibit T111 in the continuing legal record.

AI and i OC Legal Portal

Respectfully,

Michael A. Gasio

Pro Se Plaintiff – Orange County



FORMAL COMPLAINT_ UNLAWFUL RENTAL OPERATION & RETALIATORY EVICTION after state laws forbade evictions purely aimed at forcing displacement for profit of 54% over legal limits of current rent.pdf

4 MB