

PHAT TRAN Charge Index — State & Local Level

From: michael gasio (gasio77@yahoo.com)

To: srandell@hbpd.org

Date: Saturday, August 23, 2025 at 10:39 PM PDT

Perfect. Here's a clean one-page charge index formatted so you can hand it directly to Officer Randall. It lists the statutes, ties them to your allegations, and gives him a checklist he can open a case file on.

Charge Index — State & Local Level

Complainant: Michael Gasio

Agency: Huntington Beach Police Department

Recipient: Officer Shawn Randall physical charging books and physical hard drive

Fraud & Forgery

1. PC §470 – Forgery: Counterfeit leases/contracts used in court.
2. PC §115 – Filing False Documents: Fraudulent lease submitted to Superior Court.
3. PC §532 – Fraud: False representations to induce rent payments and tenancy renewal.

Theft & Extortion

4. PC §487 – Grand Theft: Concealment and retention of rent checks / cashier's check.
5. PC §518–520 – Extortion: Threats to force private bank account payments outside lease.
6. PC §496 – Receiving Stolen Property: Possession of returned/cancelled rent check.

Real Estate & Tenant Protections

7. CC §1940.2 – Tenant Harassment: Threats, coercion, and intimidation.
8. CC §1950.5 – Security Deposit Violations: Wrongful withholding of deposit.
9. CC §1942.4 – Rent Collection on Uninhabitable Property: Mold, broken appliances, false “in-unit laundry” advertisement.

10. PC §602.5 – Trespass: Unauthorized entry, drone surveillance, and lawn confrontation.

Elder & Dependent Adult Abuse

11. PC §368 – Elder Abuse: Targeting disabled senior household member in eviction scheme.

12. CC §51.2 – Senior Discrimination: Failure to protect tenancy rights of senior occupant.

Perjury & Obstruction

13. PC §118 – Perjury: False testimony and sworn statements in eviction court.

14. PC §182 – Criminal Conspiracy: Coordinated fraud among landlord, agents, and counsel.

15. PC §148 – Obstruction of Justice: Concealing funds, refusing lawful payment, obstructing court.

Housing & Health Code

16. HSC §17920.3 – Substandard Housing: Mold, habitability failures, removal of required appliances.

17. Municipal Code (HB/OC) – Illegal Short-Term Rental: Conversion to Airbnb-style use against city ordinance.

Total Charges

Felonies (10–12 counts): Forgery, Filing False Docs, Grand Theft, Extortion, Receiving Stolen Property, Elder Abuse, Perjury, Conspiracy.

Misdemeanors (15–20 counts): Harassment, Trespass, Obstruction, Housing Code, Security Deposit, Municipal Violations.

Civil/Tenant Protections: Multiple counts, restitution exposure \$2M+.

I've done what I can do the rest is up to you. Please make sure that Postal Inspector the FBI the district attorney and other cooperating agencies have access to this portal.

<https://gasiomirror.com/police.html>

Request:

Please assign a case number and confirm that an investigation is opened. These charges arise from a coordinated eviction fraud scheme involving landlord Phat K. Tran, real estate agents Hanson Le & Anna Ly, Berkshire Hathaway affiliates, and attorney Steven D. Silverstein.

Michael Gasio
9432 Pier dr.
Huntington Beach CA 92646

559-287-9955