

You Repeatedly Refused to Answer if You Are the Tom in DRE Files Who Lied to the State of California — Formal Complaint Now Filed Inspector Tom Nguyen's Repeated Refusal to Confirm Identity in DRE Records & Negligence in My Case

From: michael gasio (gasio77@yahoo.com)

To: tom.nguyen@dre.ca.gov; srandell@hbpd.org; hnguyen2@fbi.gov; realestatefraudcomplaints@sdcca.org

Date: Tuesday, August 19, 2025 at 08:49 AM PDT

Michael Gasio

9432 Pier Dr.

Huntington Beach, CA 92646

8/19/2025

To:

Jerusha White

Special Investigator – Enforcement Section

California Department of Real Estate

651 Bannon Street, Ste. 505

Sacramento, CA 95811-0299

**Re: Comprehensive Complaint — Fraudulent Lease by Hanson Le, Misconduct by Anna Ly, and Inspector Tom Nguyen's Negligence
GI # 7-25-0721-013**

Dear Ms. White,

I submit this expanded complaint to provide your office with the full scope of evidence and the tools necessary to investigate. This matter involves **fraudulent contract practices, failure to provide statutory notice, diversion of tenant funds, and a state inspector's reckless inaction.**

1. Anna Ly (Sun Realty, Newport Beach)

- Opened and extended our lease but **refused to provide the Year-3 renewal contract** promised by her father Dr. Phat Tran in writing despite repeated requests.
 - Closed the fraudulent contract later drafted by another agent friend of her fathers, demonstrating she knew it was improper.
 - Never produced the **90-day written notice of a 21% rent increase**, as required by **Civil Code §827(b)**.
 - By failing to provide or preserve these records, she violated **B&P Code §10148** (three-year record retention).
-

2. Hanson Le (Berkshire Hathaway / Ethos)

- Drafted a so-called “lease renewal,” using that phrase **five times** when in fact it was a **new contract**. He admitted to me that he only created it to “**get around state laws for the doctor.**”
 - That “renewal” was immediately handed into court by the owner and used to obtain an eviction in 3 days.
 - Directed rent payments into his “**private Wells Fargo account**”, not a brokerage trust account — a red flag under **B&P Code §10176(e)** (commingling and conversion of funds).
 - This conduct constitutes misrepresentation, dishonest dealing, and a breach of fiduciary duties under **B&P Code §§10176, 10177**.
-

3. Inspector Tom Nguyen (DRE – Los Angeles Office)

- I provided Mr. Nguyen with **over 20 letters and emails of evidence**, including certified USPS receipts, contract copies, and payment records.
 - I specifically asked him to obtain the **90-day notice** from Ms. Ly. He never did.
 - He ignored evidence that funds were diverted into a private bank account.
 - He failed to enforce **Civil Code §1947.12 (AB 1482)**, which limits annual rent increases to 5% + CPI (max 10%).
 - He failed to act on violations of **Civil Code §827(b)** (notice requirement) and **B&P Code §10148** (record retention).
 - By refusing to investigate, Nguyen allowed a fraudulent contract to be used in court. While I understand he is not responsible for false testimony, his **negligence and reckless inaction** created the conditions for that testimony to succeed.
-

4. Harm to the Public

Because of these failures, I was forced to appear **pro se** against a fraudulent contract. The result:

- A wrongful eviction judgment.
- More than **\$70,000 in cumulative losses** (judgment, attorney’s fees, moving costs, lost property).
- Permanent harm to my credit and rental history.

California courts have long held that tenants are entitled to lawful treatment and fair dealing (see **Green v. Superior Court (1974) 10 Cal.3d 616**). Here, regulators turned away when fraud was evident, compounding the harm.

5. Evidence Portal

All evidence is preserved in a **secure online portal** that has already been shared with the **Huntington Beach Police Department, the Orange County District Attorney's Office, the FBI, and other agencies**. This is not a private archive — it is a **recognized law-enforcement resource**.

- **Letter & correspondence index:** <https://gasiomirror.com/mailman.html>
- **Full portal (all documents, timelines, exhibits):** <https://gasiomirror.com/police.html>

The portal was developed over six months with the assistance of **AI, a law student, and a systems administrator**. It is structured, cross-referenced, and ready for investigators to view the **full picture of Inspector Nguyen's inaction and the fraudulent acts by the agents**.

6. Record Retention Violation

Finally, I emphasize that **California B&P Code §10148 requires all correspondence and records to be retained for at least three years**. Inspector Nguyen was told early on of this obligation. His refusal to produce the emails and records he was legally bound to preserve constitutes a statutory violation in itself.

Attached are **screenshots of 153 separate inquiries by mail and email to Inspector Nguyen**, demonstrating my persistence and his repeated refusal to act.

Requested Action

I request that your office:

1. **Investigate Anna Ly** for failure to provide records, failure to issue proper notice, and her closure of a fraudulent contract.
 2. **Investigate Hanson Le** for misrepresentation, drafting a false "lease renewal," and diverting tenant funds into a private account.
 3. **Review Inspector Nguyen's conduct** for negligence, statutory violations, and breach of duty to the public.
 4. Confirm that this complaint is now formally entered and being processed.
-

The Department of Real Estate exists to protect consumers from exactly this type of abuse. I ask for immediate confirmation that this complaint will be investigated and that disciplinary action will be pursued where warranted.

Sincerely,
Michael Gasio

Attachments: Screenshots (153 inquiries to Inspector Nguyen)

I have 153 contacts with tom

Coming soon: An improved Yahoo Mail. Less of the stuff you don't want. More of what you do.

yahoo!mail

Sent ×

T

 tom.nguyen@dre.ca.gov

Compose

Yahoo

gasio93710

153

Messages

Photos

Documents

▼

All ▼

Last week

Sent ×

T

 tom.nguyen@dre.ca.gov

Search in sent...

Advanced ▼

Messages

Photos

Documents

▼

All ▼

Last week

Phat, Hanson .. Real

☆ Phat Tran and Hanson Le Bottom line: A landlord can't (1) designate Hanson, (2) accept knowledge of Hanson's firm receipt of funds, and (3) later plead ignorance. The law imputes Hanson's knowledge to him. Filing a 3-day anyway is f...
Ok per phone call we will stay. No rent increase this year you fix place finally. Hanson said you did not want to sign the new lease. Hanson said he could get thousands more for the

Aug 16

tom.nguyen, Shawn, hnguyen2@f...

☆ Fw: Subject: Immediate Forward – Supervisor Response Requested Tom Nguyen vr State of California Maria Suarez a Supervising Special Investigator for State Corrected copy
----- Forwarded Message ----- From: Nguyen, Tom@DRE <tom.nguyen@dre.ca.gov> To: michael gasio <gasio77@yahoo.com>; Shawn Randell <srandell@hdbpd.org>; hnguyen2@fbi.gov <hnguyen2@fbi.gov>;

Aug 13

tom.nguyen, Shawn .. piu@doj.ca.

☆ Fw: Subject: Immediate Forward – Supervisor Response Requested Tom Nguyen vr State of California Maria Suarez a Supervising Special Investigator for State Corrected copy
Michael A Gasio 9432 Pier Dr. Huntington beach CA 92646 559-287-9955 To: Tom Nguyen State Inspector LA office Subject: Formal Demand for Answers – Lawful Questions srandell@hdbpd.org

Aug 12

hnguyen2@f, losangeles. ... dre.commis.

☆ Fw: Subject: Hanson Le Formal Demand – Rent Increase State of California Notice >20%, Authority, and Record Preservation Hanson, Subject Formal Demand – Rent-Increase Notice >20%, Authority, and Record Preservation Hanson Le, You were the agent of record when my lease—originally opened, extended, and closed by Anna

Aug 12

tom.nguyen, losangeles. ... legal@hsfr.

☆ Fw: Subject: Immediate Forward – Supervisor Response Requested Tom Nguyen vr State of California Maria Suarez a Supervising Special Investigator for State Corrected copy
https://www2.dre.ca.gov/hearingfiles/140694LA_170707_P.pdf Subject: Immediate Forward – Supervisor Response Requested Tom Nguyen, Please forward this to your supervisor and have them reply

Aug 12

tom.nguyen@dre.ca.gov

☆ Immediate Forward – Supervisor Response Requested Tom Nguyen Investigation requested on Phat Tran Anna Ly and Hanson Ly you green lighted 22% rent increase on 3 year tenants.
Subject Immediate Forward – Supervisor Response Requested Tom Nguyen, Please forward this to your supervisor and have them reply directly to this email chain so I do not have to mail it

Aug 12

tom.nguyen, hnguyen2@f. ... richardros.

☆ Revie why is the the eviction void "ab initio"?
Here's the full narrative with the statutes clearly cited, structured so it can drop straight into your legal binder as an evidentiary chapter. --- True or False Please review the seven

Aug 10

Earlier in August

angiemsand, Real .. losangeles.

☆ "Whoever knowingly executes, or attempts to execute, a scheme or artifice— (1) to defraud a financial institution; or (2) to obtain any of the moneys, funds, credits, assets, securities, or other property owned by, or under the custody or or...
Here is the full text of the federal bank fraud statute—18 U.S.C. § 1344— presented exactly as it appears in the U.S. Code: "Whoever knowingly executes, or attempts to execute, a scheme or

Aug 9

Shawn, hnguyen2@f. ... losangeles.

☆ Wire fraud new counts Penalty: Up to 20 years in federal prison per count (30 years if tied to a financial institution) 18 U.S.C. § 1028A – Aggravated Identity Theft 18 U.S.C. § 1962 – RICO 8 U.S.C. § 1344 – Bank Fraud Penal Code § 530.5 ...
Subject Additional Evidence – Credit Alert and Pending Postal Inspector Report Lt. Randall, Please add the attached TransUnion credit alert to my expanded charge list (currently over 300

Aug 8

Anna, ContactUs@ ... piu@doj.ca.

☆ Anna Ly, property owner Phat Tran's daughter for rental property 19235 Brynn Ct. HB CA 92648, You are formally being identified as a named actor in a criminal conspiracy resulting in financial, emotional, and legal harm to 2 disabled s...
Michael A. Gasio Legal Occupant – 19235 Brynn Ct. 2022 - 2025 [Aug 1 2025] Huntington Beach, CA 92646 gasio77@yahoo.com | (559) 287-9955 TO: Annaly-13504633 Anna Ly, Office: (714)

Aug 8

legal@hsfr, Hanson .. clerk@stev.

☆ Phat Tran and Hanson Le If the Postal Inspector confirms chain of custody via U.S. mail, then any misrepresentation in court about "late" or "unpaid" rent becomes a federal crime.
If — hypothetically — a U.S. Postal Inspector reported that Hanson Le physically took your rent check, then delivered it to Phat Tran, and Tran then used that very payment situation as part

Aug 8

legal@hsfr, Hanson .. moral.char.

☆ David S. Beard General Counsel BHH Affiliates, LLC Formal Request for Disclosure and Internal Review – Franchise Oversight Failure, Tendered Funds, and Investigations into Tom Nguyen and Hanson Le documentation from franchisee t...
Michael A. Gasio 9432 Pier Drive Huntington Beach, CA 92646 gasio77@yahoo.com (559) 287 9955 August 7, 2025 David S. Beard General Counsel BHH Affiliates, LLC 18500 Von Karman, Suite 400

Aug 6

clerk@stev, evictions@ ... piu@doj.ca.

☆ Huntington Beach Franchise Berkshire Hathaway Homeservices California to all occupant's moveout in 3 days it an AirBNB now.
Subject Notice of Misrepresentation of Tenancy & Application Fraud — 19235 Brynn Ct To: Dennis Rosas Cc: Berkshire Hathaway HomeServices Legal Department, Compliance Division Dear Mr

Aug 6

Earlier in August		
July		
<div><div><div><div><div></div><div>criminal.f., losangeles. . ask.dre@dr.</div></div></div><div><div>☆ Criminal actions by Richard Rosiak for the record Yelp Reviews legal in a California court of law</div><div>https://www.yelp.com/biz/law-office-of-richard-j-rosiak-downey?start=30#reviews Penne B.East Whittier, Whittier, CA 86 1 0 Mar 21, 2018 If you are looking for a good lawyer, keep looking</div></div></div></div>		Jul 29
<div><div><div><div><div></div><div>jfc@bhhsca, dre.commis. . pr@myabc7..</div></div></div><div><div>☆ My apologies for the mix up. Formal concern for identifying you as management. At this point you have been removed as an actor in the RICO charges pending investigations.</div><div>To verify the California Real Estate license of Angie M. Sandoval, you can use the license ID 01506838. The California Department of Real Estate's public lookup tool shows that Angelica M</div></div></div></div>		Jul 29
<div><div><div><div><div></div><div>Hanson, legal@hsfr. . san.diego@.</div></div></div><div><div>☆ Phat Tran I charge you with Duress and Unenforceable Contract, Fraud and Misrepresentation to the court, Wrongful eviction, Extortion, Landlord harassment, Rent increase violation and other stuff all legal like wire fraud and prejury</div><div>Here is a formal and direct letter, framed to demand disclosure from Berkshire Hathaway HomeServices California Properties (and its Huntington Beach/Ethos affiliate), regarding internal</div></div></div></div>		Jul 29
<div><div><div><div><div></div><div>legal@hsfr, Hanson . Phat</div></div></div><div><div>☆ Formal Inquiry Regarding Agent Oversight, Software Logs, Credit Report Access, and Mail Handling — Request for Audit Trail Related to Hanson Le & Client Account Records</div><div>Here is a formal and direct letter, framed to demand disclosure from Berkshire Hathaway HomeServices California Properties (and its Huntington Beach/Ethos affiliate), regarding internal</div></div></div></div>		Jul 29
<div><div><div><div><div></div><div>ask.drelic, Shawn . ask.dre@dr.</div></div></div><div><div>☆ Coming soon to a court near you the best seller of 2025 AI comes Alive in Orange County CA</div><div>THE GASIO CASE HANDBOOK: COMPREHENSIVE LEGAL OUTLINE OF FRAUDULENT EVICTION, ELDER ABUSE, AND CIVIL RIGHTS VIOLATIONS Prepared for submission to District Attorney, FBI, State Bar, HUD, DOJ,</div></div></div></div>		Jul 29
<div><div><div><div><div></div><div>tom.nguyen., dre.commis. . realestate.</div></div></div><div><div>☆ Tom Nguyen State Inspector Please Can we see the notice you said you reviewed from Anna Ly. Re: Ly, Anna 1-24-0513-010 of 90 days for 20% rent increase in Orange County CA?</div><div>Michael Gasio 9432 Pier Dr Huntington Beach, CA 92646 (559) 287-9955 gasio77@yahoo.com July 29, 2025 To: Tom Nguyen California Department of Real Estate Los Angeles Office Subject: Formal</div></div></div></div>		Jul 29
<div><div><div><div><div></div><div>legal@hsfr, dre.commis. . info@brken.</div></div></div><div><div>☆ I have just left the Huntington Beach Police Department. I am the victim of fraud and a scam using your companies credentials (Berkshire Hathaway) May 2024 text message month before retaliator eviction</div><div>To: info@homeservices.com Subject: Legal / CEO Correspondence for the Attention of Chris Kelly Michael Gasio 9432 Pier Dr Huntington Beach, CA 92646 (559) 287-9955 gasio77@yahoo.com July</div></div></div></div>		Jul 29
<div><div><div><div><div></div><div>dennisrosa, legal@hsfr. . tom.nguyen.</div></div></div><div><div>☆ SUBJECT: Supplemental Identification of Corporate Officer Dennis Allen Rosas (DRE #00602101) as Causal Actor in Criminal Negligence and Conspiracy Under State and Federal Law</div><div>SUPPLEMENTAL STATEMENT TO CRIMINAL COMPLAINT Amendment Filed Pursuant to July 3, 2025 Report Filed With: Lt. Sean Randall, Huntington Beach Police Department Complainant: Michael Gasio 9432</div></div></div></div>		Jul 29
<div><div><div><div><div></div><div>realestate, Shawn . Phat</div></div></div><div><div>☆ How many people does take to help Phat Tran break the law?</div><div>Just one but the extras were great income generators. Berkshire Hathaway HomeServices https://www.bhhs.com › oid-ca304-001 Berkshire Hathaway HomeServices. California Properties. main (714)</div></div></div></div>		Jul 28
<div><div><div><div><div></div><div>piu, tom.nguyen. . dre.commis.</div></div></div><div><div>☆ Subject: Formal Demand for Return of all Correspondence and Request for Evidentiary Basis of Debt between Phat Tran and Michael Gasio. Not Michael Gasio pay Hanson Le of Berkshire Hathaway Home services Huntington beach Ca ...</div><div>Michael Gasio 9432 Pier Dr Huntington Beach Ca 92646 July 27, 2025 TO: Stephen D. Silverstein Silverstein Evictions Attorney Profile Steven David Silverstein #86466 License Status: Active</div></div></div></div>		Jul 28
<div><div><div><div><div></div><div>clerk@stev, dre.commis. . legal@hsfr.</div></div></div><div><div>☆ SUBJECT: Demand for Legal Justification of Standing, Debt Validity, and Fraudulent Court Action under California and Federal Law</div><div>TO: Mr. Steven D. Silverstein, Esq. Silverstein Evictions Address: 14351 Red Hill Ave G, Tustin, CA 92780 Phone: (714) 832-3651 SUBJECT: Demand for Legal Justification of Standing, Debt</div></div></div></div>		Jul 28
<div><div><div><div><div></div><div>clerk@stev, hnguyen2@f. . Phat</div></div></div><div><div>☆ Steven D Silverstein When a lawyer knows an envelope was never delivered, yet claims it was in court, they commit fraud.</div><div>TO: Steven D. Silverstein, Esq. RE: Legal Inquiry - Misrepresentation of Mail Delivery and Courtroom Conduct Mr. Silverstein, This is a formal record of inquiry and notice, in light of your</div></div></div></div>		Jul 28
<div><div><div><div><div></div><div>jfc@bhhsca, tom.nguyen. . moral.char.</div></div></div><div><div>☆ Subject: Formal Inquiry Regarding RICO Exposure and Mail Fraud Events Involving Your Agent, Hanson Le</div><div>Joseph F. Ciccarella Sales Associate, CA DRE# 01038086 Berkshire Hathaway HomeServices California Properties jfc@bhhscaprops.com (714) 612-9450 (714) 846-4485 Subject: Formal Inquiry</div></div></div></div>		Jul 27
<div><div><div><div><div></div><div>jfc@bhhsca, Hanson . realestate.</div></div></div><div><div>☆ Subject: Notice of Franchise Malfeasance, Fiduciary Breach, and Agent Misconduct Under Your Supervision</div><div></div></div></div></div>		Jul 27

6/7

Sent × tom.nguyen@dre.ca.gov Search in sent... Advanced 🔍

Messages Photos Documents

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July

To: Tom Nguyen From: Michael Gasio Strategic Investigations & Operations Public Interest Analyst | Pro Se Litigant Subject: Formal Notice of Accountability for Fraudulent Clearance and

hnguyen2@f, tom.nguyen, legal@hsfr, Jul 15

☆ Ton Nguyen Final Demand for Response – Judicial Integrity Concerns State Real Estate Inspector for the State of California.
Michael Gasio Strategic Investigations & Operations Public Interest Analyst | Pro Se Litigant Operating Jurisdiction: California & Federal Code Email: gasio77@yahoo.com Date: July 16, 2025

tom.nguyen, hnguyen2@f, Jul 15

☆ Fw: Anna Ly you got mail One piece of evidence 40 years of charges wire fraud, contract fraud, fraud using the online DocuSign system to defraud
----- Forwarded Message ----- From: michael gasio <gasio77@yahoo.com> To: Helder Pinheiro <helderppinheiro@gmail.com>; Robert Boyajian <boyajianre@aol.com>; Andrew Elkins

February

tom.nguyen@dre.ca.gov Feb 25

☆ Re: Ly, Anna 1-24-0513-010
Michael Gasio 9432 peir dr. Huntington Beach California 92646 gasio77@yahoo.com 559-287-9955 Steven Silverstein, Esq. Silverstein Law Offices 14351 Red Hill Ave G Tustin, CA 92780 Subject:

tom.nguyen@dre.ca.gov Feb 24

☆ Re: Ly, Anna 1-24-0513-010
Tom an update for court tomorrow I sent you some questions that I would like to ask you naturally I will ask you first if there are any or not allowed to answer I'm not trying to probe into

tom.nguyen@dre.ca.gov Feb 6

☆ Re: Ly, Anna 1-24-0513-010
Yahoo Mail - Email Simplified On Thu, Jan 30, 2025 at 11:43 AM, michael gasio <gasio77@yahoo.com> wrote: ----- Forwarded Message ----- From: michael gasio <gasio77@yahoo.com> To: Nguyen,

Earlier in 2025

tom.nguyen@dre.ca.gov Jan 30

☆ Fw: Ly, Anna 1-24-0513-010
----- Forwarded Message ----- From: michael gasio <gasio77@yahoo.com> To: Nguyen, Tom@DRE <tom.nguyen@dre.ca.gov> Sent: Sunday, January 26, 2025 at 02:54:16 PM PST Subject: Re: Ly, Anna

Nguyen, Tom@DRE Jan 26

☆ Re: Ly, Anna 1-24-0513-010
On Friday, January 24, 2025 at 03:22:33 PM PST, Nguyen, Tom@DRE <tom.nguyen@dre.ca.gov> wrote: Re: Ly, Anna 1-24-0513-010 HI, I don't know why you kept deleting the DRE case info on the

Nguyen, Tom@DRE Jan 24

☆ Re: Email from you I was a tenant in old lease for 24 months.
On Friday, January 24, 2025 at 07:52:47 AM PST, Nguyen, Tom@DRE <tom.nguyen@dre.ca.gov> wrote: Re: Ly, Anna 1-24-0513-010 HI, Please do not delete the DRE case on the subject line. Also,

tom.nguyen@dre.ca.gov Jan 23

☆ Email is to big to exchange had to trim
Un Told relationship Phat Tran and Anna Ly fraud to court eviction retaliatory no chance <https://www.fastpeoplesearch.com/address/20012-sand-dune-ln-huntingtn-bch-ca-92648> Implications for

Nguyen, Helder Jan 17

☆ Re: 1-24-0513-010 Ly, Anna
Reply is: Criminal Consequences (State and Federal) Forgery (California Penal Code § 470): Forgery is a felony if it involves real estate, legal documents, or financial instruments

tom.nguyen@dre.ca.gov Jan 17

☆ Gasio responce to Dr. Tran's "Rent non payment no other matter"
If someone in California fraudulently uses a company's seal on a real estate contract, knowing it is a forgery, they could face serious criminal and civil consequences. Here's an overview

tom.nguyen, evictions@... Jessica Jan 17

☆ Video for court Phat tr Gasio violation of 1946.2 (e)(8) Pjuery to Judge
Is #7 Perjury in court Tom? Deception for financia gain? Subject: Request for Investigation and Expert Testimony Regarding Tenant-Landlord Dispute and Allegations of Fraud To: California

Nguyen, Anna, Phat Jan 17

☆ Re: 1-24-0513-010 Ly, Anna

Tom Nguyen was informed a criminal complaint was being completed and all email must be kept 3 years early on