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@sdcda.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)

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- 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

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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.

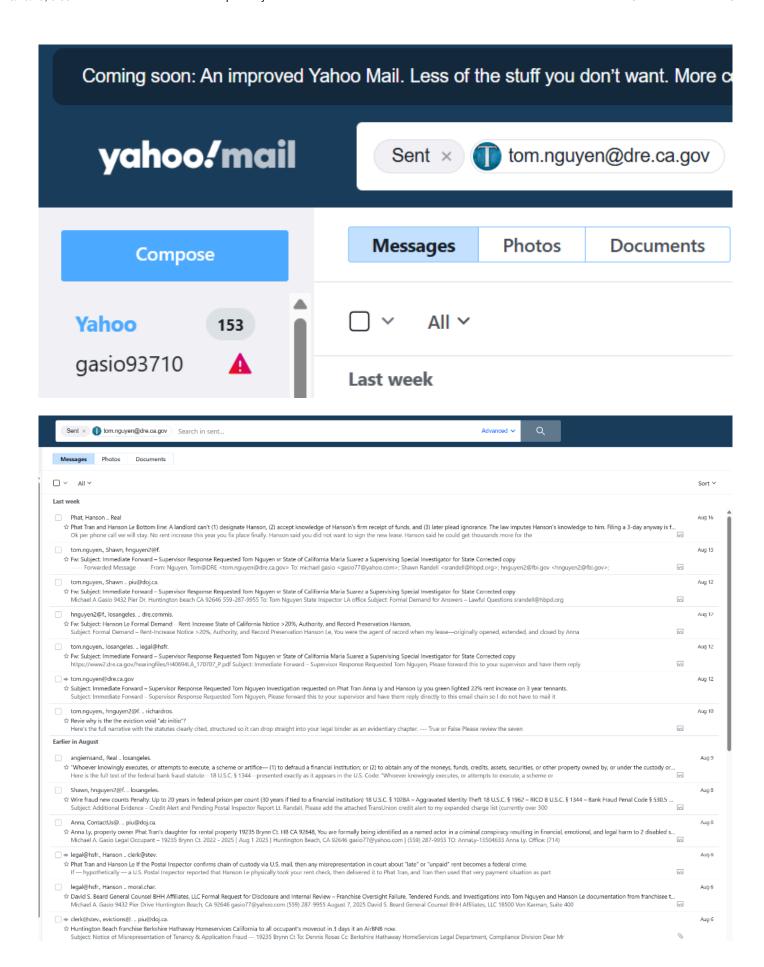
The Department of Real Estate exists to protect consumers from exactly this type of abuse. I ask for immediate confirmation that this complaint will be investigated and that disciplinary action will be pursued where warranted.

Sincerely, Michael Gasio

Attachments: Screenshots (153 inquiries to Inspector Nguyen)

I have 153 contacts with tom

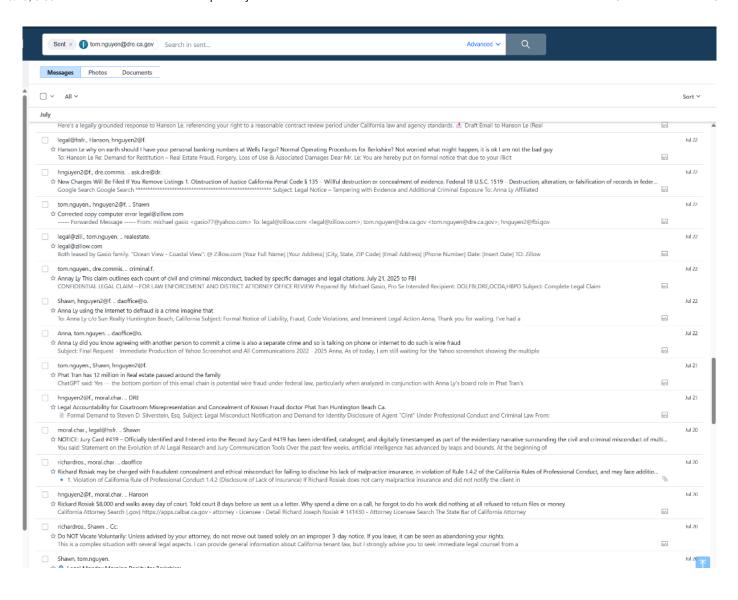
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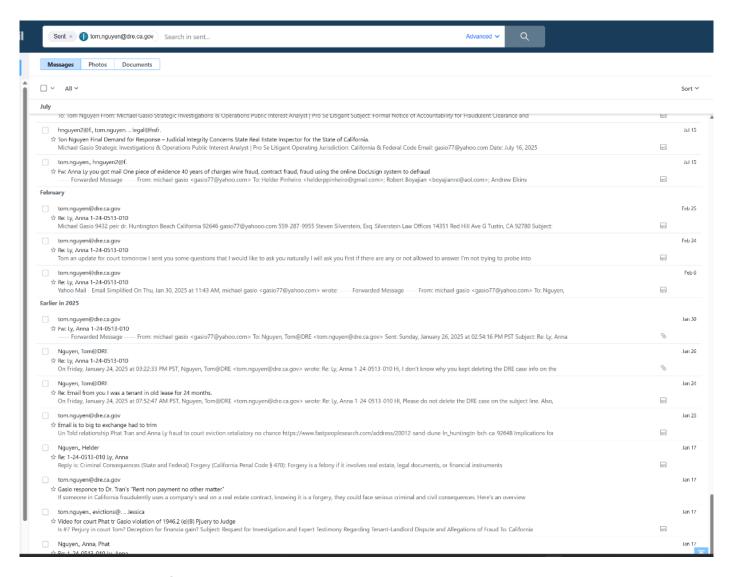
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	er in August		
July			
	criminal.f., losangeles ask.dre@dr.		Jul 29
	☐ Criminal actions by Richard Rosiak for the record Yelp Reviews legal in a California court of law https://www.yelp.com/biz/law-office-of-richard-j-rosiak-downey/start=30#reviews Penne B.East Whitter, Whittier, CA 86 1 0 Mar 21, 2018 If you are looking for a good lawyer, keep looking	20	
	jfc@bhhsca, dre.commis pr@myabc7		Jul 29
,	it 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. To verify the California Real Estate license of Angle M. Sandoval, you can use the license ID 01506838. The California Department of Real Estate's public lookup tool shows that Angelica M	50	
	Hanson, legal@hsfr sandiego@.		Jul 29
,	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 Here's an analysis of the legal ramifications based on your scenario in Orange County, California: I was forced to sign a contract when we stated we want to go "no way we pay 20% more after	200	
	legal@hsfr_ Hanson - Phat		Jul 29
	d: Formal Inquiry Regarding Agent Oversight, Software Logs, Credit Report Access, and Mail Handling — Request for Audit Trail Related to Hanson Le & Client Account Records 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		
	ask.drelic, Shawn ask.dre@dr.		Jul 29
	☼ Coming soon to a court near you the best seller of 2025 Al comes Alive in Orange County CA 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.	20	
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υ,	tom.nguyen., dre.commis realestate.		Jul 29
	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	20	
	legal@hsfr., dre.commis info@brken.		Jul 29
	in 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 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	20	
	dennisrosa, legal@hsfr tom.nguyen.		Jul 29
	dt SUBJECT: Supplemental Identification of Corporate Officer Dennis Allen Rosas (DRE #00602101) as Causal Actor in Criminal Negligence and Conspiracy Under State and Federal Law 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	200	
	realestate., Shawn Phat		Jul 28
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		623	
U,	piu, tom.nguyen dre.commis. Δ 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.		Jul 28
	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	20	
	clerk@stev_dre.commislegal@hsfr.		Jul 28
,	☆ SUBJECT: Demand for Legal Justification of Standing, Debt Validity, and Fraudulent Court Action under California and Federal Law 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	~	
		44.3	
υ,	clerk@stev., hnguyen2@f Phat ☆ Steven D Silverstein When a lawyer knows an envelope was never delivered, yet claims it was in court, they commit fraud.		Jul 28
	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	200	
	Jfc@bhhsca, tom.nguyen moral.char.		Jul 27
	Subject: Formal Inquiry Regarding RICO Exposure and Mail Fraud Events Involving Your Agent, Hanson Le Joseph F. Ciccarella Sales Associate, CA DRE# 01038086 Berkshire Hathaway HomeServices California Properties fc@bhhscaprops.com (714) 612-9450 (714) 846-4485 Subject: Formal Inquiry		
	jfc@bhhsca, Hanson realestate. Subject: Notice of Franchise Malfeasance. Fiduciary Breach, and Agent Misconduct Under Your Supervision		Jul 27
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Tom Nguyen was informed a criminal complaint was being completed and all email must be kept 3 years early on

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