

Phat Tran A few question I have 456 for you to date by AI

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Date: Friday, August 22, 2025 at 09:41 AM PDT

Grand Jury Examination: Doctor *Phat Tran*

I. Best Attack First — Tender & 3-Day Notice

Q1. Mr. Tran, do you admit in court the June rent was received by paper check, as shown in your tenant's bank statement, USPS Certified and signed mail with Bank instrument inside and your text message Hanson has the check?

- **Exhibit:** E5.
- **Statute:** Civ. Code §§1500–1504 (Tender Rule).
- **Penalty/Exposure:** Loss of eviction standing; restitution.

Q2. Did you receive a USPS-delivered cashier's check payable to Berkshire Hathaway for the next month's rent?

- **Exhibit:** E6, E47.
- **Statute:** 18 U.S.C. §1341 (Mail Fraud, bank instrument).
- **Penalty:** 30 yrs + \$1M fine per count.

Q3. Why then did you serve a 3-day notice (E16) after both payment and written acknowledgment (E11)?

- **Statute:** PC §518 (Extortion); Civ. Code §1942.5 (Retaliation).
- **Penalty:** 2–4 yrs + trebled civil liability.

Q4. Were you aware your own agent resigned, stating, "I no longer represent either party"?

- **Exhibit:** E13, E50, E56.
 - **Statute:** PC §470 (Forgery — proceeding under false agency).
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II. Returned/False Check Usage

Q5. Did you intercept an eCheck for "**July 24** one of three contracts" as rent and convert it into a "paper check" 5 days after you were notified it dropped to your private account as ordered by phone you never received notice it arrived did you mailed it back for sure?

- **Exhibit:** E7, E48.
- **Statute:** 18 U.S.C. §1341/§1343 (Mail/Wire Fraud).
- **Penalty:** 30 yrs + \$1M per count.

Q6. Did you later use a copy of that returned check as evidence in court to claim nonpayment?

- **Exhibit:** E66.
 - **Statute:** PC §§132–134 (False Evidence).
 - **Penalty:** 2–4 yrs + restitution.
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III. Lease Manipulation & Forged Narrative

Q7. Were you aware tenants had an active DocuSign lease to May 2024 (E1), confirmed in writing by your agent your daughter Anna Ly (E2)?

Q8. Why did you proceed in court as if they were "new applicants" when texts show they "paid into the third year" 4/19/2024 (E26)?

- **Exhibits:** E1, E2, E17, E26, E59, E65.
 - **Statute:** PC §470 (Forgery); Perjury PC §118.
 - **Penalty:** 3–4 yrs per count.
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IV. Mold vs. Pet-Damage Rebuttal

Q9. Did you claim pet damage in court, despite a Surf City Mold Report filed May 28, 2024 proving mold and no pet damage?

- **Exhibits:** E9, E23, E44, E10.
 - **Statute:** PC §118 (Perjury).
 - **Penalty:** Felony, 4 yrs.
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V. Unlicensed / Franchise Exposure

Q10. Was your agent Hanson Le operating under Berkshire Hathaway's franchise while unknown as a property manager to his employer?

- **Exhibit:** E67.
- **Statute:** B&P §10145; 10 CCR §2830.
- **Penalty:** Administrative discipline + restitution.

Q11. Did you see Berkshire Hathaway's Code of Ethics (E68) requiring you not to misuse the brand sent by email?

- **Exposure:** Civil liability for brand misuse; UCL §17200.
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VI. Surveillance & Interference

Q12. Did you or your associates knowingly lie to the court?

Q13. Did you fly a drone over the property without notice (E32)?

- **Statute:** PC §245 (ADW/Intimidation); Civil Invasion of Privacy.
 - **Penalty:** 4 yrs + restitution.
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VII. Dishwasher Performance & Lease Value

Q14. Did you promise to install a dishwasher and accept full rent knowing it was not installed?

- **Exhibits:** E12, E27, E51, E55.
 - **Statute:** Civ. Code §1941.1 (Habitability).
 - **Exposure:** Abatement + restitution.
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VIII. Grand Theft & Deposits

Q15. Did you retain a \$5,000+ deposit and fail to account for it?

- **Statute:** PC §487 (Grand Theft).
- **Penalty:** 3 yrs + restitution.

Q16. Did you keep \$350 extra rent paid in good faith for the dishwasher?

- **Exhibit:** E55.
 - **Statute:** PC §484 (Theft by False Pretenses).
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IX. Elder Abuse / Medical Targeting

Q17. Were you aware your tenant was under cardiac monitoring and another household member was disabled when you pursued eviction?

- **Exhibits:** E40, E61.
 - **Statute:** PC §368 (Elder Abuse).
 - **Penalty:** 4 yrs + enhancements.
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X. Lying to Lawyers & Court

Q18. Did you instruct your attorney to argue rent was unpaid, despite proof of June and July tender?

- **Exhibits:** E5, E6, E7, E41.
- **Statute:** PC §118 (Perjury); 18 U.S.C. §1001 (False Statements).
- **Penalty:** 4 yrs (state) + 5 yrs (federal).

Q19. Were you aware it is a crime to lie to your own attorney in preparation of court filings?

- **Statute:** PC §132 (False Evidence).
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Prosecutorial Hook Summary

- **Hook 1:** Payment acknowledged → 3-day notice anyway (E5, E6, E11, E13, E16, E26).
- **Hook 2:** Returned check weaponized in court (E7, E48, E66).
- **Hook 3:** Forged lease narrative contradicting DocuSign (E1, E2, E17, E59, E64, E65).
- **Hook 4:** Mold evidence vs. pet-damage lie (E9, E10, E23, E44).
- **Hook 5:** Elder abuse + retaliation (E40, E61).

Each hook is supported by exhibits already furnished to law enforcement (E1–E70). Together, they show **racketeering enterprise conduct**, not landlord dispute.