

Phat Tran lives with 12 other people in two houses at the same time he is rich rich rich

From: michael gasio (gasio77@yahoo.com)

To: kyphat@yahoo.com; hnguyen2@fbi.gov; losangeles@fbi.gov; realestatefraudcomplaints@sdcca.org; tips@fbi.gov; srandell@hbpd.org

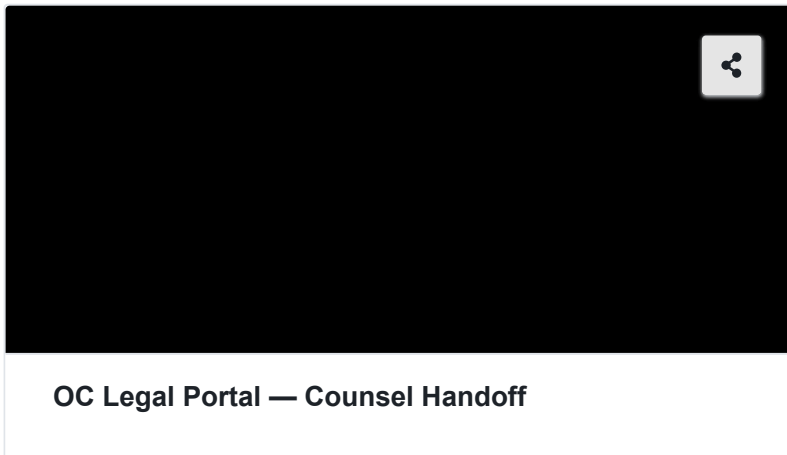
Cc: helderppinheiro@gmail.com; aelkins@gmail.com; legal@hsfranchise.com; clerk@stevensilverstein.com; lymyhoa@yahoo.com; hansonle@bhhscaprops.com; criminal.fraud@usdoj.gov; piu@doj.ca.gov; evictions@stevensilverstein.com; richardrosiak@yahoo.com; moral.character@calbar.ca.gov

Date: Monday, August 25, 2025 at 10:00 AM PDT

My landlord wrote to us that he had financial problems his interest rate on the townhouse we were renting one up 48,000 plus the property tax one of 22% in a year. He created a false contract that he took to court knowing that he was paid in full no damages and put an eviction on my credit it's now being reviewed by the higher court.

Find the evidence here:

[OC Legal Portal — Counsel Handoff](#)



How long will the eviction stay on my credit even if it's proven to be false?

Once an eviction is proven to be false and is legally overturned, it should be removed from your credit and tenant screening reports.



Superior Court of California County of Orange

Tracking No.: 2025-195

August 14, 2025

Michael Gasio
9432 Pier Drive
Huntington Beach, Ca 92646

Re: Your letter of Thursday, August 14, 2025

Dear Mr./Ms. Michael Gasio

I am in receipt of your letter of August 14, 2025. The concerns expressed in your letter are under review. Complaints such as yours are reviewed and investigated according to procedures outlined by the California Rules of Court and taken seriously. Pursuant to these procedures and based upon the issues you have raised, I have authorized a review and preliminary investigation into the matters described in your letter. To the extent reasonably possible, you should receive a letter informing you of the outcome of that investigation within 90 days. Thank you for bringing this matter to our attention.

Very truly yours,

A handwritten signature in cursive script, reading "Maria D. Hernandez", is positioned above the typed name.

Maria D. Hernandez
Presiding Judge

Supporting Documents & Screenshots

On Tue, Apr 2, 2024 at 11:10 AM, Phat Tran
<kyphat@yahoo.com> wrote:

Hi Michael , thanks for sharing rental market with me , lately I m too busy with my practice and I m thinking to hire the company help me to manage rental property , please do not think we re looking new lessee . Have a nice Tues Michael .
Sent from my iPhone

Since your case is being reviewed by a higher court, you must first wait for a final judgment in your favor.

The specific steps to remove the record will depend on the court's final ruling, but they generally involve these actions:

Obtain documentation: Once the higher court rules the eviction is false, get a copy of the official court order that dismisses or seals the case.

This is your primary proof that the eviction is invalid.

Dispute the report: Send a formal dispute to any credit bureaus (like Equifax, Experian, and TransUnion) and tenant screening agencies that have reported the eviction.

Provide them with the court order and explain that the eviction is being reviewed and will be proven false.

Under the Fair Credit Reporting Act (FCRA), these agencies are legally required to investigate your dispute within 30 days and correct any inaccurate information.

Ensure all records are cleared: You will need to make sure the records are cleared from both your credit report and specialized tenant screening reports, as they are separate systems.

Eviction records typically do not show up on a standard credit report, but any unpaid debts sent to collections may.

The eviction judgment itself usually appears on tenant screening reports.

Consider legal assistance: Working with an attorney specializing in landlord-tenant law or consumer law can help ensure the process is handled correctly and efficiently.

This is especially important given the complexity of your situation.

An attorney may also advise if you have a separate legal claim against your landlord for damages resulting from the false eviction.

Potential claim against your landlord:

Since **your landlord knowingly created a false contract and filed an eviction to cover his own financial problems**, you may have grounds to sue him for damages.

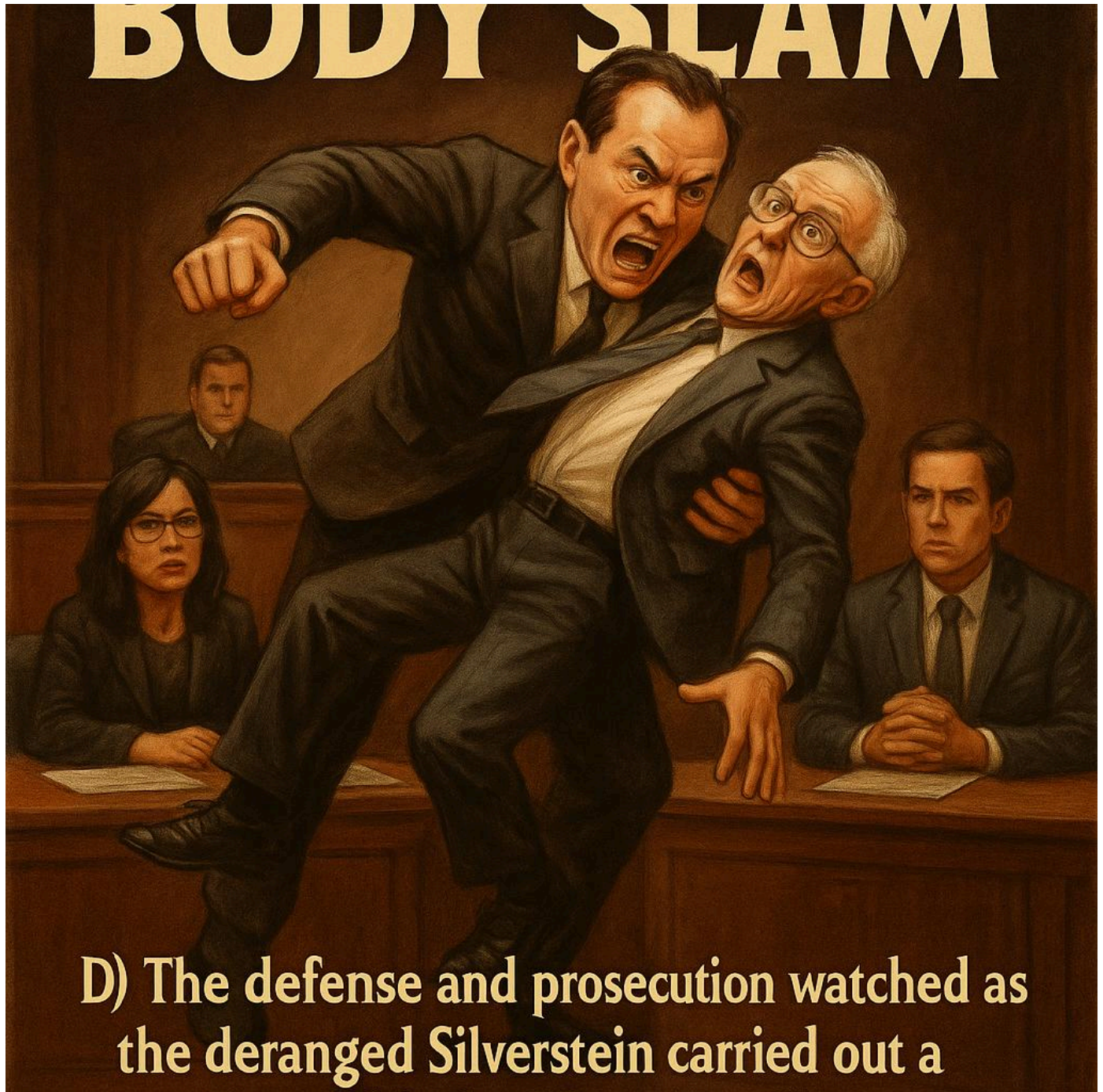
In California, where you are located, a landlord who engages in fraudulent or retaliatory eviction practices can be liable for significant penalties.

A wrongful eviction claim could result in compensation for losses such as:

Actual damages, including temporary housing costs and other out-of-pocket expenses

Punitive damages (in California, this can be up to \$1000 per day multipliers in play)

Court costs and attorney's fees.



D) The defense and prosecution watched as the deranged Silverstein carried out a

Phat court will let you keep one primary residence not two



FastPeopleSearch.com

<https://www.fastpeoplesearch.com> › phat-tran_id_G776... ⋮

Phat Tran in Irvine, CA - Public Records Profile

Phat L Tran is 70 years old and was born in June of 1955. Currently Phat lives at the address **24 Rawhide, Irvine CA 92602**. Phat has lived at this **Irvine, CA ...**



Realtor.com

<https://www.realtor.com> › realestateandhomes-detail › 24... ⋮

24 Rawhide, Irvine, CA 92602

View 1 photos for 24 Rawhide, Irvine, CA 92602, a **4 bed, 4.5 bath, 3531 Sq. Ft. single family home** built in 2014 that was last sold on 04/20/2016.



PHAT TRAN are you in a real estate club?

12 people live in 4 bedrooms what is up with that?



FastPeopleSearch.com

<https://www.fastpeoplesearch.com> › address › 20012-sa... ⋮

20012 Sand Dune Ln Huntington Beach Ca 92648 ...

Public records show **about 12 people have taken residence at 20012 Sand Dune Ln Huntington Beach CA 92648**. The most recent tenant is Phat Tran. Past ...

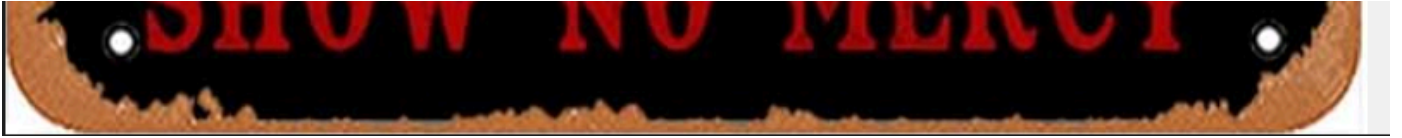
Not where you reside is it?





Can you please sell one to pay me?





The Ranger