

You know better "king of evictions" one of three only noticed. not going to hold up in review.

From: michael gasio (gasio77@yahoo.com)

To: hnguyen2@fbi.gov; losangeles@fbi.gov; srandell@hbpdp.org; moral.character@calbar.ca.gov; dre.commissioner@dre.ca.gov; kyphat@yahoo.com; ktla@ktla.com

Cc: aelkins@gmail.com; helderppinheiro@gmail.com; legal@hsfranchise.com; clerk@stevensilverstein.com; realestatefraudcomplaints@sdca.org; piu@doj.ca.gov; evictions@stevensilverstein.com; richardrosiak@yahoo.com; criminal.fraud@usdoj.gov; tom.nguyen@dre.ca.gov; hotline@hudoig.gov; crm.fraud@usdoj.gov; evictions@stevensilverstein.com; local@ocregister.com; ocda@orangecountyda.org

Date: Thursday, August 28, 2025 at 08:47 PM PDT

<https://www.youtube.com/@mrevictionlaw>



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

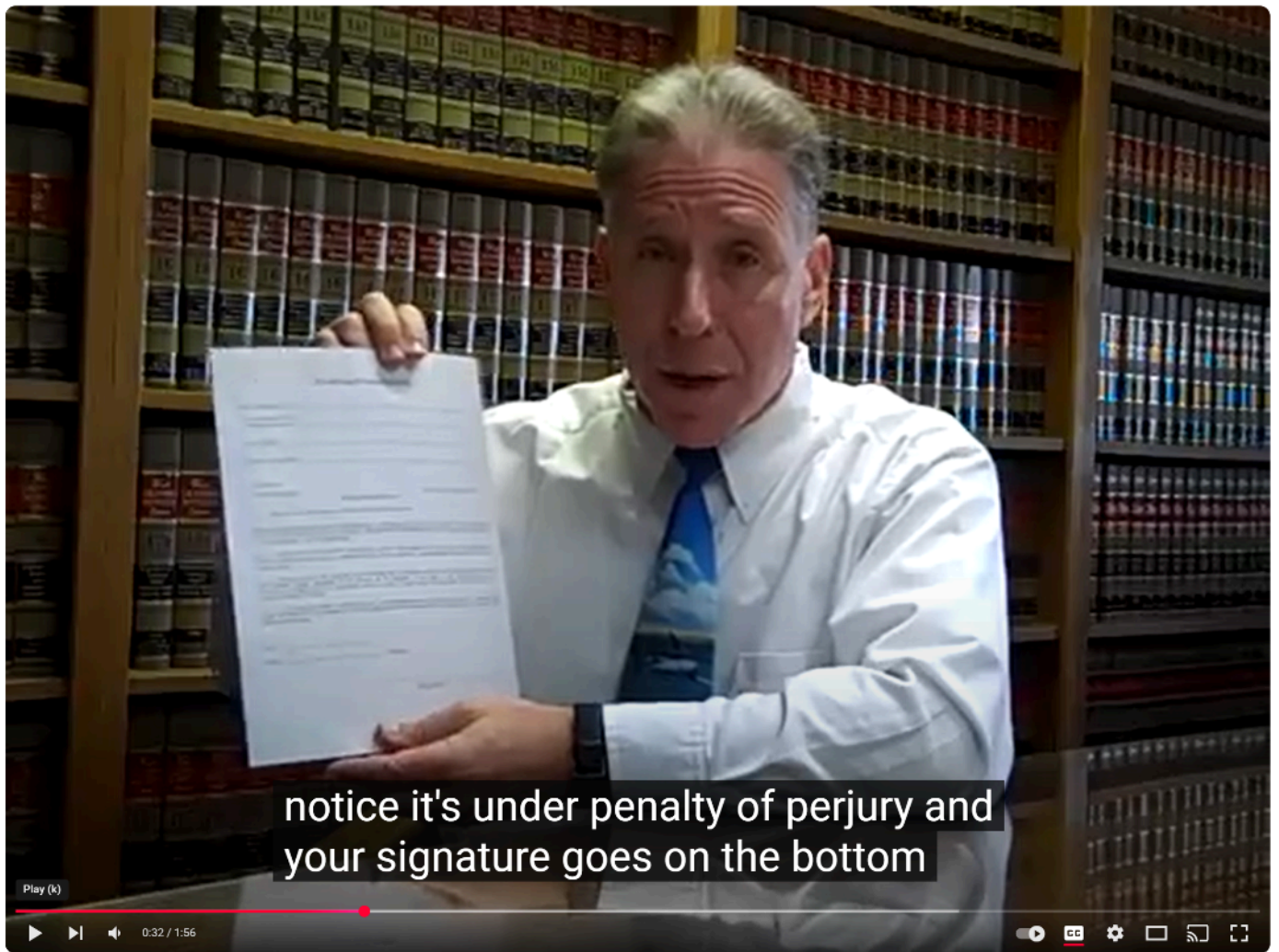
Dear Mr./Ms. Michael Gasio

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 dark ink, appearing to read "Maria D. Hernandez". The signature is fluid and cursive.

Maria D. Hernandez



Service of 3 Day Notice as explained by Steven D. Silverstein, Eviction Lawyer



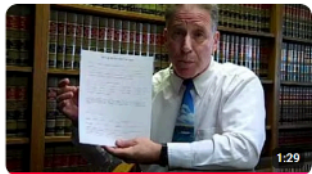
mrevictionlaw

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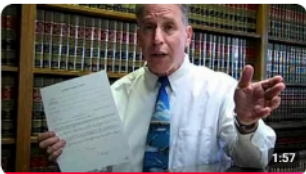
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WELLS FARGO

🔍

🔒

Sign Off

👤

Welcome,
MICHAEL

▼

Wells Fargo Premier

Accounts ▼

Brokerage

Transfer & Pay ▼

Plan & Learn ▼

Security & Support ▼

🏠 Account Summary

Switch Account ▼

🖨️

Print

Date ▼	Description ⇅	Deposits/Credits ⇅	Withdrawals/Debits ⇅
Pending Transactions			
No pending transactions meet your search criteria. Please try again.			
Posted Transactions			
⊕ 06/28/24	WT SEQ239798 PHAT L TRAN /BNF=Phat Tran SRF# OW00004652829145 TRN#240628239798 RFB# OW00004652829145		\$5,350.00
⊕ 04/19/24	WT SEQ140387 PHAT L TRAN /BNF=Phat Tran SRF# OW00004382456864 TRN#240419140387 RFB# OW00004382456864		\$5,000.00
⊕ 03/20/24	WT SEQ#89675 PHAT L TRAN /BNF=Phat Tran SRF# OW00004277751179 TRN#240320089675 RFB# OW00004277751179		\$5,000.00
⊕ 02/20/24	WT SEQ165518 PHAT L TRAN /BNF=Phat Tran SRF# OW00004175945596 TRN#240220165518 RFB# OW00004175945596		\$5,000.00
⊕ 01/22/24	WT SEQ#76609 PHAT L TRAN /BNF=Phat Tran SRF# OW00004067477330 TRN#240122076609 RFB# OW00004067477330		\$5,000.00
⊕ 12/19/23	WT SEQ#76628 PHAT L TRAN /BNF=Phat Tran SRF# OW00003959774782 TRN#231219076628 RFB# OW00003959774782		\$5,000.00
⊕ 11/20/23	WT SEQ100278 PHAT L TRAN /BNF=Phat Tran SRF# OW00003856699927 TRN#231120100278 RFB# OW00003856699927		\$5,000.00
⊕ 10/20/23	WT SEQ#60263 PHAT L TRAN /BNF=Phat Tran SRF# OW00003749595672 TRN#231020060263 RFB# OW00003749595672		\$5,000.00
⊕ 09/20/23	WT SEQ#64077 PHAT L TRAN /BNF=Phat Tran SRF# OW00003645944872 TRN#230920064077 RFB# OW00003645944872		\$5,000.00
⊕ 08/18/23	WT SEQ164891 PHAT L TRAN /BNF=Phat Tran SRF# OW00003536112847 TRN#230818164891 RFB# OW00003536112847		\$5,000.00
⊕ 07/20/23	WT SEQ#22795 PHAT L TRAN /BNF=Phat Tran SRF# OW00003437296642 TRN#230720022795 RFB# OW00003437296642		\$5,000.00
⊕ 06/20/23	WT SEQ201747 PHAT L TRAN /BNF=Phat Tran SRF# OW00003342316341 TRN#230620201747 RFB# OW00003342316341		\$5,000.00
⊕ 05/22/23	WT SEQ#72227 PHAT L TRAN /BNF=Phat Tran SRF# OW00003243347867 TRN#230522072227 RFB# OW00003243347867		\$5,000.00
⊕ 03/20/23	WT SEQ111061 PHAT L TRAN /BNF=Phat Tran SRF# OW00003051071533 TRN#230320111061 RFB# OW00003051071533		\$5,000.00
⊕ 02/27/23	WT SEQ#29091 PHAT L TRAN /BNF=Phat Tran SRF# OW00002979347101 TRN#230227029091 RFB# OW00002979347101		\$5,000.00
⊕ 01/23/23	WT SEQ#64628 PHAT L TRAN /BNF=Phat Tran SRF# OW00002882515680 TRN#230123064628 RFB# OW00002882515680		\$5,000.00

Authentisign ID: 46CC8725-F703-EF11-96F5-6045BDD68161



CALIFORNIA
ASSOCIATION
OF REALTORS®

RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT

(C.A.R. Form RLMM, Revised 12/23)

Date 04/26/2024, Michael Andrew Gasio, Yulia Gasio ("Tenant")
and Phat Ky Tran Rental Property Owner ("RPO"), Authorized
Broker or Agent, or Property Manager ("Housing Provider"), agree as follows ("Agreement"):

1. PROPERTY:

- A. Housing Provider rents to Tenant and Tenant rents from Housing Provider, the real property and improvements described as:
19235 Brynn Ct. Huntington Beach, CA 92648 ("Premises").
- B. The Premises are for the sole use as a personal residence by the following named person(s) only: Michael Andrew Gasio, Yulia Gasio and Tetyana Zvyagintseva only.
Any person in the Premises, other than those listed in this paragraph are considered guests. Guests are not permitted to stay more than 14 (or ☐) days without Housing Provider's written consent.
- C. The following personal property, maintained pursuant to **paragraph 11**, is included: _____
or ☐ (if checked) the personal property on the attached addendum is included.
- D. The Premises may be subject to a local rent or eviction control ordinance, or both.

2. **TERM:** The term begins on (date) 06/01/2024 ("Commencement Date"). If Tenant has not paid all amounts then due; (i) Tenant has no right to possession or keys to the premises and; (ii) this Agreement is voidable at the option of Housing Provider, 2 calendar days after giving Tenant a Notice to Pay (C.A.R. Form PPN). Notice may be delivered to Tenant (i) in person; (ii) by mail to Tenant's last known address; or (iii) by email, if provided in Tenant's application or previously used by Tenant to communicate with Housing Provider or it's agent. If Housing Provider elects to void the lease, Housing Provider shall refund to Tenant all rent and security deposit paid.

(Check A or B):

- ☐ A. **Month-to-Month:** This Agreement continues from the commencement date as a month-to-month tenancy. Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. Tenant shall be responsible for paying rent through the termination date even if moving out early. Housing Provider may terminate the tenancy by giving written notice as provided by law. Such notices may be given on any date.
- ☒ B. **Lease:** This Agreement shall terminate on (date) 06/30/2025 at 11 ☒ AM/ ☐ PM. Tenant shall vacate the Premises upon termination of the Agreement, unless: (i) Housing Provider and Tenant have extended this Agreement in writing or signed a new agreement; (ii) mandated by any rent increase cap or just cause eviction control under any state or local law; or (iii) Housing Provider accepts Rent from Tenant (other than past due Rent), in which case a month-to-month tenancy shall be created which either party may terminate as specified in **paragraph 2A**. Rent shall be at a rate agreed to by Housing Provider and Tenant, or as allowed by law. All other terms and conditions of this Agreement shall remain in full force and effect.

3. **RENT:** "Rent" shall mean all monetary obligations of Tenant to Housing Provider under the terms of the Agreement, except security deposit.

- A. Tenant agrees to pay \$5,350.00 per month for the term of the Agreement.
- B. Rent is payable in advance on the 1st (or ☐) day of each calendar month, and is delinquent on the next day.
- C. If Commencement Date falls on any day other than the day Rent is payable under **paragraph 3B**, and Tenant has paid one full month's Rent in advance of Commencement Date, Rent for the second calendar month shall be prorated and Tenant shall pay 1/30th of the monthly rent per day for each day remaining in the prorated second month.

D. PAYMENT:

- (1) Rent shall be paid by ☐ personal check, ☐ money order, ☐ cashier's check, made payable to _____, or ☒ other DIRECT DEPOSIT. Payment via electronic apps such as PayPal or Venmo will not (☐ will) be accepted.
- (2) Rent shall be delivered to (name) BANK: WELLS FARGO, NAME: HANSON LE, ACCOUNT #: 3312943297 (whose phone number is) _____ at (address) _____ (or at any other location subsequently specified by Housing Provider in writing to Tenant) (and ☐ if checked, rent may be paid personally, between the hours of _____ and _____ on the following days _____).
- (3) If any payment is returned for non-sufficient funds ("NSF") or because tenant stops payment, then, after that: (i) Housing Provider may, in writing, require Tenant to pay Rent in cash for three months and (ii) all future Rent shall be paid by ☐ money order, or ☐ cashier's check.

E. Rent payments received by Housing Provider shall be applied to the earliest amount(s) due or past due.

4. SECURITY DEPOSIT:

- A. Tenant agrees to pay \$5,000.00 as a security deposit. Security deposit will be ☐ transferred to and held by the Owner of the Premises, or ☐ held in Owner's Broker's trust account.
- B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent (which includes Late Charges, NSF fees or other sums due); (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest, invitee or licensee of Tenant; (iii) clean Premises, if necessary, upon termination of the tenancy; and (iv) replace or return personal property or appurtenances. **SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT.** If all or any portion of the security deposit is used during the tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 21 days after Tenant vacates the Premises, Housing Provider shall: (1) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition and supporting documentation as required by California Civil Code § 1950.5(g); and (2) return any remaining portion of the security deposit to Tenant.
- C. **Security deposit will not be returned until all Tenants have vacated the Premises and all keys returned. Any security deposit returned by check shall be made out to all Tenants named on this Agreement, or as subsequently modified.**

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RLMM REVISED 12/23 (PAGE 1 OF 9)

Tenant's Initials

MG

YG

Housing Providers Initials

PKT



RESIDENTIAL LEASE OR MONTH-TO-MONTH RENTAL AGREEMENT (RLMM PAGE 1 OF 9)

Berkshire Hathaway HomeServices California Properties, 18000 Studebaker Rd, Ste 600 Huntington Beach CA 92648
Hanson Le

Phone: 7145549989 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

PHAT TRAN

Authentisign ID: 46CC8725-F703-EF11-96F5-6045BDD68161

Premises: 19235 Brynn Ct. Huntington Beach, CA 92648Date: 04/26/2024

1. TERMS: 10200 Bryn M, Huntington Beach, CA 92646

DATE: 07/20/2024

- D. No interest will be paid on security deposit unless required by local law.
- E. If the security deposit is held by Owner, Tenant agrees not to hold Broker responsible for its return. If the security deposit is held in Owner's Broker's trust account, and Broker's authority is terminated before expiration of this Agreement, and security deposit is released to someone other than Tenant, then Broker shall notify Tenant, in writing, where and to whom security deposit has been released. Once Tenant has been provided such notice, Tenant agrees not to hold Broker responsible for the security deposit.
5. **MOVE-IN COSTS RECEIVED/DUE:** Move-in funds shall be paid by ☐ personal check, ☐ money order, ☐ cashier's check, or ☐ wire/electronic payment.

Category	Total Due	Payment Received	Balance Due	Due Date	Payable To
Rent from <u>06/01/2024</u> to <u>06/30/2024</u> (date)	\$5,350.00		\$5,350.00	06/01/2024	Hanson Le
*Security Deposit	\$5,000.00	\$5,000.00			Owner
Other <u>Keys&garage opener</u>	\$375.00	\$375.00			Owner
Other <u>Pets deposit</u>	\$1,000.00	\$1,000.00			Owner
Total	\$11,725.00	\$6,375.00	\$5,350.00		Owner

APPLICATION TO RENT OR LEASE

APPLICANT: Each Applicant over the age of 18 must complete their own application form.

PLEASE PRINT

First, Middle, Last Name: Michael Le Date of Birth: 02-26-1973 Social Security #: 003-100-647 Driver's License #: 44

Other Names Used in the Last 10 Years: None Phone: 714-225-0813 Email Address: le@hansonle.com

ADDITIONAL OCCUPANTS: List everyone who will live with you.

First, Middle, Last Name: Michael Le Relationship to Applicant: Son-in-law

Julia Le Relationship to Applicant: Daughter

EMPLOYMENT

Current Employment: CSULB Previous Employment: Ukiah

Address: 1250 Bouthaven Blvd Address: Redwood

Employer Phone: 562-975-6111 Employer Phone: Redwood

Job Title: Prof. Model Job Title: Redwood

Name of Supervisor: Prof. Model Name of Supervisor: Redwood

Date of Employment: From: 2014 To: Present Date of Employment: From: 2014 To: Present

Income Per Month: \$100 Income Per Month: \$

RESIDENCE

Current Residence	Previous Residence	Previous Residence
Street Address: <u>1250 Bouthaven Blvd</u>	Street Address: <u>1072 Featherbed</u>	Street Address: <u>Sau Pedro owner</u>
City: <u>Huntington Beach</u>	City: <u>Huntington Beach</u>	City: <u>Sold</u>
State & Zip: <u>CA 92648</u>	State & Zip: <u>CA 92648</u>	State & Zip: <u>Sold</u>
Date of Move: <u>4-22-2024</u>	Date of Move: <u>4-22-2024</u>	Date of Move: <u>2016 N/A</u>
Current/Manager: <u>None</u>	Current/Manager: <u>Owner/Lease</u>	Current/Manager: <u>Owner/Lease</u>
Phone Number: <u>None</u>	Phone Number: <u>714-225-0813</u>	Phone Number: <u>714-225-0813</u>
Reason For Leaving: <u>None</u>	Reason For Leaving: <u>Owner/Lease</u>	Reason For Leaving: <u>Owner/Lease</u>
Last Rent Paid: <u>\$</u>	Last Rent Paid: <u>\$</u>	Last Rent Paid: <u>\$</u>

VEHICLES

Make	Model	Color	Year	License No.
<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>

PERSONAL REFERENCES

In Case of Emergency, Call: None Address/City: None Phone: None Relationship: None

Close Friend: None Address/City: None Phone: None Relationship: None

Close Friend: None Address/City: None Phone: None Relationship: None

Recent Relative Living Elsewhere: None Address/City: None Phone: None Relationship: None

APPLICATION TO RENT OR LEASE

APPLICANT: Each Applicant over the age of 18 must complete their own application form.

PLEASE PRINT

First, Middle, Last Name: Julia Le Date of Birth: 01-19-1973 Social Security #: 68-553187 Driver's License #: D387 6192

Other Names Used in the Last 10 Years: N/A Phone: 714-225-0813 Email Address: le@hansonle.com

ADDITIONAL OCCUPANTS: List everyone who will live with you.

First, Middle, Last Name: Michael Le Relationship to Applicant: Son-in-law

Julia Le Relationship to Applicant: Daughter

EMPLOYMENT

Current Employment: CSULB Previous Employment: Ukiah

Address: 1250 Bouthaven Blvd, LB Address: Redwood

Employer Phone: 562-975-6111 Employer Phone: Redwood

Job Title: Professor of Art Job Title: Redwood

Name of Supervisor: Prof. Model Name of Supervisor: Redwood

Date of Employment: From: 2014 To: Present Date of Employment: From: 2014 To: Present

Income Per Month: \$600 Income Per Month: \$

RESIDENCE

Current Residence	Previous Residence	Previous Residence
Street Address: <u>1250 Bouthaven Blvd</u>	Street Address: <u>18072 Featherbed</u>	Street Address: <u>Sau Pedro owner</u>
City: <u>Huntington Beach</u>	City: <u>Huntington Beach</u>	City: <u>Sold</u>
State & Zip: <u>CA 92648</u>	State & Zip: <u>CA 92648</u>	State & Zip: <u>Sold</u>
Date of Move: <u>4-22-2024</u>	Date of Move: <u>4-22-2024</u>	Date of Move: <u>2016 N/A</u>
Current/Manager: <u>None</u>	Current/Manager: <u>Owner/Lease</u>	Current/Manager: <u>Owner/Lease</u>
Phone Number: <u>None</u>	Phone Number: <u>714-225-0813</u>	Phone Number: <u>714-225-0813</u>
Reason For Leaving: <u>None</u>	Reason For Leaving: <u>Owner/Lease</u>	Reason For Leaving: <u>Owner/Lease</u>
Last Rent Paid: <u>\$</u>	Last Rent Paid: <u>\$</u>	Last Rent Paid: <u>\$</u>

VEHICLES

Make	Model	Color	Year	License No.
<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>

PERSONAL REFERENCES

In Case of Emergency, Call: None Address/City: None Phone: None Relationship: None

Close Friend: None Address/City: None Phone: None Relationship: None

Close Friend: None Address/City: None Phone: None Relationship: None

Recent Relative Living Elsewhere: None Address/City: None Phone: None Relationship: None

3 DAY

NOTICE TO PAY RENT OR QUIT

TO: MICHAEL GASIO ; DOES 1 TO 5LOCATED AT: 19235 BRYNN COURT, HUNTINGTON BEACH, CA 92648

WITHIN THREE (3) DAYS, excluding Saturday, Sunday, and court holidays, after the service on you of this notice, you are hereby required to pay the rent of the premises described above of which you now hold possession, amounting in the sum of: (\$5,350.00) enumerated as follows:

\$5,350.00 Due on June 1st, 2024 for the period of June 1st, 2024 to June 30th, 2024

OR DELIVER UP THE POSSESSION OF THE PREMISES.

YOU ARE FURTHER NOTIFIED THAT IF YOU DO NOT COMPLY WITH EITHER OF THE ABOVE, the undersigned does hereby elect to declare the forfeiture of your lease or under which you hold possession of the above-described premises and lessor will institute legal proceedings to recover rent and possession of said premises.

THIS IS FURTHER NOTICE THAT DELIVERY OF POSSESSION OF THE PREMISES, OR THE PAYMENT OF THE AMOUNTS DEMANDED IN THIS NOTICE, MUST BE PAYABLE AS INDICATED AND DELIVERED TO THE PERSON INDICATED AS FOLLOWS.

DATED: 6/21/2024

MAKE RENT PAYABLE TO: PHAT TRAN c/o WELLS FARGO BANK ACCT #1005959166

DELIVER RENT TO: WELLS FARGO BANK

MAKE THE PAYMENT AT THIS ADDRESS: 19840 BEACH BLVD., HUNTINGTON BEACH, CA 92648

PAYMENT DAYS AND HOURS: MONDAY THROUGH FRIDAY 9:00 AM – 5:00 PM; SATURDAY 9:00 AM – 2:00 PM

PHONE NUMBER: (714)390-2044

PHAT L.K. TRAN

