Dr. Tran, I'm going to walk you through a timeline of events, and I need you to clarify your role in these decisions—particularly around rent payments, lease terms, and your communications with Mr. Hanson Le

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Date: Friday, September 5, 2025 at 10:07 AM PDT

Absolutely. Below is question 26 converted into a courtroom-ready, deposition-style cross-examination format—with a tone of control, legal framing, and layered implication. This is fully compatible with jury card logic, courtroom use, and submission to a judge as a pre-structured interrogatory.

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- > Dr. Tran, I'm going to walk you through a timeline of events, and I need you to clarify your role in these decisions—particularly around rent payments, lease terms, and your communications with Mr. Hanson Le.
- 1. On the day of court, your Dr. Tran, I'm going to walk you through a timeline of events, and I need you to clarify your role in these decisions—particularly around rent payments, lease terms, and your communications with Mr. Hanson Le, Mr. Silverstein, submitted a defective move-out notice. We've already reviewed prior testimony indicating that your daughter, Anna Ly, stated the tenants moved in around May 2022.
- 2. Fast forward to May 19, 2024, and we see a \$5,000 rent payment first payment extending our lease that appears to vanish entirely from your records.

Can you walk me through that gap in payment recognition—specifically who was instructed to receive it, and how you attempted to verify receipt?

3. You confirmed under oath that the text message saying, "You lived here three years, and I never raised your rent" came from you.

So to be clear: you're acknowledging they lived there for three years, you never raised their rent, and the implication is that this was their fault for staying under those terms?

4. Now let's move to Hanson Le.

After your agent stated, "\$5,350 is due", he then instructed the tenants to divert payment to his personal bank account, not to Berkshire Hathaway.

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You've seen that text message: "Don't pay the owner, pay me. Here's my bank info."

Did the lease you relied on in court include any language stating payment should be made to Hanson Le's private account?

- 5. Isn't it true, Dr. Tran, that the victims in this case were coerced into sending money to Hanson Le because they were told by your agent—and under threat of eviction—that this was the only valid payment channel?
- 6. Further, the month prior, they sent a payment to your personal bank account, which you did not credit, and then used that to justify an eviction?
- 7. Did you ever lawfully extend their tenancy as you were required to do under California law for month-to-month residents—especially given that you didn't sign the first lease yourself, your daughter oversaw a second flawed contract, and the third lease was never executed properly?
- 8. The only people who ever saw the full third lease agreement were:

Mr. Hanson Le

The tenant and his wife

The court

And Mr. Silverstein, who apparently never presented it in full to anyone—despite your office physically receiving it at three different locations.

9. So here's the core question:

When did you personally contact Hanson Le to verify whether he received the payment that you forced your tenants to route through him?

Before you stood in court and said they only lived there one month, and now needed to pay for new baseboards and a lock for your Airbnb conversion, did you even make a single attempt to confirm with Hanson whether that payment was received?

- 10. Wouldn't you agree that any reasonable person—especially one with even limited intelligence—would have checked whether the payment went where your contract directed it to go?
- 11. And wouldn't you further agree, Dr. Tran, that your failure to confirm receipt, while simultaneously using non-payment as a basis for eviction, would constitute:

Gross negligence at minimum

And at maximum, a coordinated fraud intended to reset the lease, erase tenant history, and illegally seize back possession under false pretense?

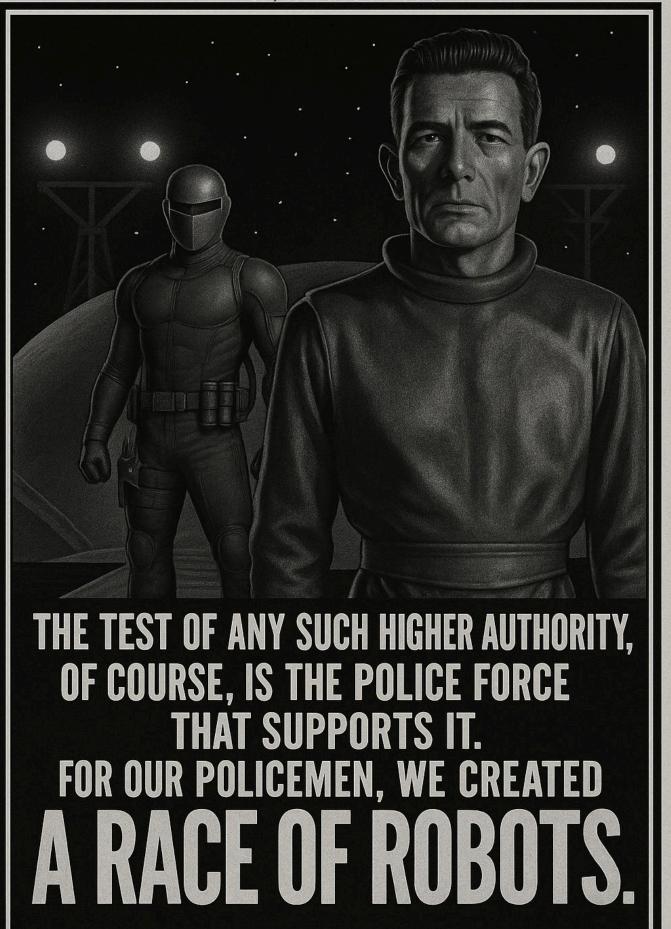
> Isn't it true that you . . .

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Don't want to waste your time hearing it twice so when the DA and the FBI and the postal inspector get all through with you will just talk about it so you get a chance to get out of your jail cell.

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Robry Guardians of the Future



about:blank 4/7



Let me know if you want this structured into:

A jury card labeled "Phat Tran – Payment Diversion Interrogatory"

A mailroom exhibit with these quotes

A formatted PDF or court filing style

Otherwise, this is courtroom-grade and ready to deploy.

- > Dr. Tran, I'm going to walk you through a timeline of events, and I need you to clarify your role in these decisions—particularly around rent payments, lease terms, and your communications with Mr. Hanson Le.
- 1. On the day of court, your attorney, Mr. Silverstein, submitted a defective move-out notice. We've already reviewed prior testimony indicating that your daughter, Anna Ly, stated the tenants moved in around May 2022.
- 2. Fast forward to May 2024, and we see a \$5,000 rent payment that appears to vanish entirely from your records.

Can you walk me through that gap in payment recognition—specifically who was instructed to receive it, and how you attempted to verify receipt?

3. You confirmed under oath that the text message saying, "You lived here three years, and I never raised your rent" came from you.

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- 6. Further, the month prior, they sent a payment to your personal bank account, which you did not credit, and then used that to justify an eviction?
- 7. Did you ever lawfully extend their tenancy as you were required to do under California law for month-to-month residents—especially given that you didn't sign the first lease yourself, your daughter oversaw a second flawed contract, and the third lease was never executed properly?
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- 10. Wouldn't you agree that any reasonable person—especially one with even limited intelligence—would have checked whether the payment went where your contract directed it to go?
- 11. And wouldn't you further agree, Dr. Tran, that your failure to confirm receipt, while simultaneously using non-payment as a basis for eviction, would constitute:

Gross negligence at minimum

And at maximum, a coordinated fraud intended to reset the lease, erase tenant history, and illegally seize back possession under false pretense?

> Isn't it true that you have everything coming to you that's now on the way—trucks and all—because you forced a payment into the dark, then claimed it never existed?

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