

"I am the KING of the Law" no one shall oppose me and live 75,000 court cases 98% w in rate and going strong "F" the truth and the courts I am the Law

Yahoo/Sent



michael gasio <gasio77@yahoo.com>

Jun 22 at 5:52 PM

To: clerk@stevensilverstein.com <clerk@stevensilverstein.com>, legal@hsfranchise.com, martha.mosier@bhscal.com, richardrosiak@yahoo.com, kyphat@yahoo.com [more...](#)

Information about who might call themselves "the king of evictions" in Tustin, CA, is unavailable, as this title is not officially recognized.

However, the Silverstein Eviction Law firm in Tustin, CA, is described as a leading eviction law firm in Orange County. The firm claims to have successfully handled many evictions and offers services such as fast eviction processes and expert legal guidance. Reviews on Yelp show mixed opinions on their services, with some clients praising their effectiveness and knowledge, while others express concerns about communication and professionalism.



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So, no contract just a phone call, great believe this . . .



"Kings of eviction do
brisk business
kicking people out...
In Orange County,
that attorney is
Steven D. Silverstein."

Daily Journal

[Read the Full Article](#)

FORMAL COMPLAINT AND DEMAND FOR INVESTIGATION

RE: Attorney Steven David Silverstein (CA Bar #86466)

14351 Red Hill Ave, Ste G, Tustin, CA 92780

evictions@stevensilverstein.com | (714) 832-3651

Submitted to:

- The State Bar of California
- Orange County District Attorney – Consumer Fraud Unit
- California Attorney General – Consumer Law Division

SUBJECT: Pattern of Unlawful Conduct, Ethical Violations, and Consumer Fraud by Attorney Steven D. Silverstein in Unlawful Detainer Proceedings

To Whom It May Concern,

I submit this complaint under penalty of perjury and with attached supporting exhibits, including transcripts, certified mail copies, court filings, public video evidence, and official State Bar and media sources.

Steven D. Silverstein has built a legal business model around volume-based eviction litigation, knowingly undermining due process, tenant protections, and ethical legal standards. His self-described "cookie-cutter eviction practice" exists to serve private landlords, rapidly removing tenants regardless of full evidence, service, or procedural accuracy.

HIGHLIGHTS OF EVIDENCE:

1. Public Video Confessions – YouTube Channel: "MrEvictionLaw" & Silverstein's Own Site

Across over 10 videos (linked and archived), Mr. Silverstein:

- Calls himself the "Eviction King of Orange County."
- Admits he does ***not handle bank cases—only private landlords."
- Boasts about "doing 34 appearances a month" and says: "You just go in and figure it out."
- Encourages landlords to rely on speed over truth, sidestepping complexities: "Don't worry about it. You'll figure it out when you get there."

These statements demonstrate premeditated disregard for judicial due process and tenant rights, violating Rule 3.3 and Rule 1.1 of the CA Rules of Professional Conduct.

2. Newspaper Admission – Daily Journal Article: "Kings of Eviction"

Silverstein publicly admits:

"You sort of thrive on the volume."

"Cookie-cutter law... the fast pace and high volume makes for a good market."

Attached screenshot (Exhibit A) confirms his admission to prioritizing case output over due process.

3. My Personal Case (Exhibits B–G)

- Silverstein filed a 3-Day Notice that lacked legally required checkboxes and amounts due (CCP §1162).
- He served a move-out notice that only listed me—not my disabled mother-in-law or wife—despite them being lease-signing tenants.
- He ignored a cashier's check sent to the leasing agent which was never returned or accounted for.
- He used a knowingly false claim of non-payment despite evidence that the check was delivered (confirmed in text by the agent).
- He ignored communications involving a mold inspection, documented disability, and prior lease extensions.

4. State Bar Profile (Exhibit H)

Silverstein remains active with no discipline listed, despite:

- Repeated procedural shortcuts
- Failure to respond to tenant-provided documents
- Filing evictions before resolving valid payment disputes
- Participating in what appears to be a larger conspiracy to ignore lease renewals and displace long-term tenants

5. Yelp Reviews and Client Complaints (Exhibit I)

A consistent theme of complaints:

- Disregarding facts
- Overbilling
- Intimidating tactics
- Misleading landlords

VIOLATIONS:

- CA Business & Professions Code §6106 – Moral turpitude
- B&P Code §17200 – Unfair business practices
- Civil Code §1942.5 – Retaliatory eviction
- Code of Civil Procedure §1162 – Improper notice
- ADA Title II – Discrimination against disabled persons
- Rules of Professional Conduct 1.1, 1.3, 3.3 – Incompetence, lack of diligence, misleading court

REQUESTED ACTIONS:

1. Immediate investigation by the State Bar into procedural patterns and false filings
2. Temporary suspension of Mr. Silverstein from filing UD cases pending review
3. Public warning to California landlords and consumers
4. Referral to the District Attorney for filing under fraud statutes
5. Referral to DOJ for RICO-style analysis of eviction mill practices

CONCLUSION:

Steven Silverstein has turned California's unlawful detainer system into a mass-eviction machine, prioritizing profit over people and knowingly disregarding procedural and ethical duties. In my case, he targeted a family with a disabled senior, withheld facts, and abused legal process to seize property for a landlord under false pretenses.

I am prepared to testify, provide full documentation, and present audio/visual evidence.

Sincerely,

Michael Gasio

[Full contact info redacted for privacy]

Resident: Huntington Beach, California

ATTACHED EXHIBITS:

- Exhibit A: Newspaper Article "Kings of Eviction"
- Exhibit B: Screenshot of 3-Day Notice with missing checkboxes
- Exhibit C: Text from agent confirming payment delivery
- Exhibit D: Copy of unreturned check
- Exhibit E: State Bar profile (active license)
- Exhibit F: Email thread with Silverstein and court filings
- Exhibit G: Disability documents, mold inspection, lease extension
- Exhibit H: Video quotes w/ timestamps and transcripts
- Exhibit I: Yelp reviews highlighting abuse of trust

Let me know when you are ready for filing formats (PDF/email/print-ready).