



**Notice of Administrative Citation Appeal
and Request for Hearing**

RECEIVED
CODE ENFORCEMENT

AUG 11 2021

I, THOMMY NOU, am requesting an Appeal Hearing regarding
(Print Name of Cited Party/Appellant)

Administrative Citation Number CEGL 276785 issued to me on 07/17/2021
(Print Citation No.) (Print Date of Citation)

regarding property located at 1511 E. ANAHEIM ST, LONG BEACH 90813
(Print Address where Violation Occurred)

City of Long Beach, state of California. It is my desire to contest this citation based on the following grounds: (check each appropriate box)

- ☒ I am not the responsible party for the cited violation(s) on the date the citation was issued.
☐ The cited violation(s) did not exist on the date the citation was issued.

I understand the hearing on appeal is limited to relevant evidence only as to the grounds indicated above. I declare under penalty of perjury that the foregoing is true and correct.

THOMMY NOU
(Print Cited Party/Appellant's Name)

[Signature]
(Appellant's Signature)

08.02.2021
(Print Today's Date)

1511 E. ANAHEIM ST, LONG BEACH, CA 90813
(Print Cited Party/Appellant's Mailing Address)

562.682.0898
(Telephone Number)* Required

THOMMY NOU @ GMAIL.COM
(Email)* Required

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with short notice.

THOMMY NOU 12/20
PH. 562-599-3990
1511 E ANAHEIM ST.
LONG BEACH, CA 90813-3807

90-4070/1222

No.

226

DATE 08.02.2021

Pay to the Order of

CITY OF LONG BEACH
ONE THOUSAND

\$ 1.000

DOLLARS



Security Features
Include
Details on Back



INTERNATIONAL
CITY BANK

249 OCEAN BLVD
LONG BEACH CA 90802

Business made personal

FINE VIOLATION

Signature

⑆ 1 2 2 2 4 0 7 0 6 ⑆ 0 2 2 6 ⑆ 1 0 5 0 0 7 9 ⑆

ANTIQUE

30 DAY NOTICE TO QUIT

To: JUAN MANUEL BORRERO GONZALEZ

AND ALL OTHER OCCUPANTS of the premises located at:

Address: 1511 E. Anaheim St. **Apartment** **Suite #:** 3

City: Long Beach **State:** CA **Zip:** 90813

YOU ARE HEREBY NOTIFIED that the tenancy under which you occupy these premises shall expire **THRITY (30)** days after the service of a copy of this notice upon you (☐ or by _____, whichever date is later) and you are required to quit and deliver up possession of the premises to the landlord on or before that date.

IF YOU FAIL TO DO SO, legal proceedings will be instituted against you for possession of the premises, forfeiture of the rental agreement and monetary damages, plus court costs, attorney's fees and other damages, including a penalty of \$600.00 as provided by California law.

ANY RENT DUE, remains due for the period of time up through the above termination date. Failure to pay any rent as it comes due may cause your tenancy to be terminated sooner than the above termination date.

IF YOU HAVE A SECURITY DEPOSIT you may request an optional move-out inspection and to be present at the inspection. The inspection must be performed no earlier than two (2) weeks prior to move out. Call to schedule an appointment at (562) 682 - 0898.

YOU ARE FURTHER NOTIFIED that State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you move out.

Dated: 07/13/21

Owner/Agent



Print Name: THOMMY NOU

RENTAL AGREEMENT

PARTIES: LANDLORD: THOMMY NOU

TENANT(S): JUAN A BORRERO

JESSICA VICTORINO

Driver License # F1703579 DOB 09/26/1982

PROPERTY ADDRESS: 1511 E ANAHUEN ST #3 LONG BEACH CA 90813

BUSINESS = SALES ONLINE

1. **RENTAL AMOUNT:** Commencing 06.03., 2020 Tenants agree to pay Landlord the sum of \$ 600 per month in advance on the 1st day of each calendar month. Rent must be actually received by Landlord, or designated agent, in order to be considered in compliance with the terms of this agreement.
2. **LATE FEE:** Rent received after the 10th of the month will be subject to a late fee of ten percent plus five dollars per day. Further, there will be a \$25 service charge for any bad or dishonored check.
3. **TERM:** The premises are rented on month to month. Tenants must notify Landlord at least 30 days before terminating the rent.
4. **SECURITY DEPOSITS:** TENANTS must deposit with Landlord the sum of \$ 300 as a security deposit. PLUS LAST MONTH PAYMENT FOR \$ 600
5. **UTILITIES:** Landlord will provide all utilities, except long distance phone calls.
6. **CONDITION OF THE PREMISES:** Tenants acknowledge that the premises have been inspected. Tenants acknowledge that the said premises have been cleaned and all items, fixtures, appliances, and appurtenances are in complete working order. Tenants promise to keep the premises in a neat and sanitary condition and to immediately reimburse Landlord for any sums necessary to repair any item, fixture or appurtenance that needed service due to Tenants' invitee, misuse, or negligence.
7. **REPAIRS:** Tenants will be responsible for all maintenance services during rental period.
8. **ALTERATIONS:** Tenants must not make any alteration to the premises, including but not limited to installing aerials, lighting fixtures, dishwashers, washing machines, dryers or other items without first obtaining written permission from Landlord. Tenants must not place placards, signs, or other exhibits in a window or any other place where they can be viewed by other residents or by the general public.
9. **NOISE AND DISRUPTIVE ACTIVITIES:** Tenants or guests and invitees must not disturb, annoy, endanger or inconvenience other tenants, of the building, neighbors, the Landlord or his agents, or workmen nor violate any law, nor commit or permit waste or nuisance in or about the premises.

10. **LANDLORD'S RIGHT OF ENTRY:** Landlord may enter and inspect the premises during normal business hours and upon reasonable advance notice of at least 24 hours to Tenant. Landlord is permitted to make all alterations, repairs and maintenance that in Landlord's judgment is necessary to perform.
11. **INSURANCE:** Tenants may maintain a general liability insurance and also personal property insurance policy to cover any losses sustained to Tenants' personal property or vehicle. It is acknowledged that Landlord does not maintain these insurances to cover personal injuries, personal property damage or loss caused by fire, theft, rain, water overflow/leakage, acts of God, and/or any other causes. It is acknowledged that Landlord is not liable for these occurrences. It is also acknowledged that Tenant's insurance policy shall solely indemnify Tenants for any losses sustained. Tenants' failure to maintain said policy should be a complete waiver or Tenants' rights to seek damages against Landlord for the above stated losses. The parties acknowledge that the premises are not to be considered as a security building. (_____)
12. **PETS:** No dog, cat, bird, fish or other domestic pet or animal of any kind may be kept on the premises without Landlord's written consent.
13. **VALIDITY/SEVERABILITY:** If any provision of this agreement is held to be invalid, such invalidity shall not affect the validity or enforceability or any other provision of this agreement.
14. **ATTORNEY FEES:** In the event action is brought by any party to enforce any terms of this agreement or to recover possession of the premises, the prevailing party shall recover from the other party reasonable attorney fees. It is acknowledged, between the parties, that jury trials significantly increase the costs of any litigation between the parties. It is also acknowledged that jury trials require a longer length or time to adjudicate the controversy. On this basis, all parties waive their rights to have any matter settled by a jury trial.
15. **ENTIRE AGREEMENT:** The foregoing agreement, including any attachments incorporated by reference, constitutes the entire agreement between the parties and supersedes any oral or written representations or agreements that may have been made by either party. Further, Tenants represent that Tenants have relied solely on Tenants' judgment in entering into this agreement. Tenants acknowledge having been advised to consult with an independent legal counsel before entering into this agreement and has decided to waive such representation and advice. Tenants acknowledge that tenants have read and understood this agreement and have been furnished a duplicate original.

Agreed and accepted:

Landlord or Agent

Tenant

Tenant

06.02.2020
Date

06.02.2020
Date

Date

Rule and regulation policy for tenant;

A/ State law, must wear a face mask covering all any time to enter the building

B/ Tenant not allow to smoke, to cook, to drink inside the room , hall way ,rest room all any time.

C/ Vehicle should park in rear parking of the building. With a proper spot ,

D/ Not allows to inviting any guest or friends to make any Party on the premises. Allow to over stay and sleep in the room.

E/ The rent must be pay on the first day of the month. and the rent payment should be cashed only.

G/ The furniture must be responsible maintains good quality as we have in the room as we have a photos pictures as a evident.

J/ The tenant can't allow the office-building key to any one

K/ The landlord have a right away to dismissed or to withdraw the rental a agreement from the tenant at any time with out a prejudice when ever the tenant is not comply with this regulation policy as it have been read and endorse signature with a full acknowledge and full understanding.

Tenant



date. 09 / 04 / 2020

Tenant Notice

Dear Juan A Borrero and Mrs, Jessica Victorino; On June 03.2020 we have been signed a contract rental on the property 1511 E, united# 3 , Long Beach, Ca 90813. With a purpose operated a business as [Buy& Sale product online] time table from 8.00 AM to 6.00 PM At that time I'm the landlord have had full clear explain with you both with a full understanding **no one can used this office space to over stay to sleep as a guest house**

On October 15/16/17 2020 The city request police mobilEye deploy parking to film video camera on Anaheim street next to our building office to make record of any suspicious activity,

With this moment I the landlord did received a phone call from the city warning me as the property owner make violation from city cod enforcement allowing the tenant to stay and sleep in the room.

As for now, we're full understand with the situation matter .

- 1/ we must follow to obey the city cod enforcement
- 2/ You both can stay do a business, but you both can't make any violation as before or you both can relocate a new place I'll return of your deposited money back.



Tommy Nou
Landlord

10/19/2020

To who my concern:

That with this letter I'm giving concern that I'm in agreement with Tom that in the month of December were terminating our agreement and moving forward with month to month payment we Juan, Jessica are currently looking for a new establishment but we are having trouble doing so. The covid-19 Pandemic has made it extremely difficult to find another office

we appreciate your understating and business

sincerely,

In Main Bmt Sub
Jessica Victorino

we full understand trying to Relocate the New place
from today day and we will move out before JAN 1st
2021.

we removed all businesses after 5-6 PM - we start
until the day the we moved out.

01/04/2021

In Main Bmt Sub

DECEMBER - RENT - COVER BY LAST PAYMENT \$600
01.05.2021 JANUARY - RENT PAY BY JESSICA. \$600 -
03.6.2021 - RENT PAY BY. ENGL. \$600 -

To: whom I may concern -

06-11-2021

I Juan and Jessica we request to the owner of this property at 1511 E. Anaheim st #3 to extended the time the we have to move out to the last day of this month, if you can give us that time we really appreciated, no excuse can make us stayed later then that day.
(06/30/21)
Thank you for your bussiness

Juan Manuel

Jessica Victorino

Juan Manuel

Jessica Victorino

Witness x Josie Delarosa
JOSIE Delarosa
(323) 229-4394

witness



Rosie Rivera
(706) 710-8254

11

Approved Tenant Letter

(323) 670-3229

GOODWINS PROPERTY

Landlord's Company: _____

1250 Bellflower Blvd.

Landlord's Address: _____

Tenant's Name or Names: Juan and Jessica

1511 E Anaheim St

Tenant's Current Address: _____

Date: 03/07/2021

Dear Tenants,

The purpose of this letter is to inform you that we have approved your application for the property located at:

4501 N Bellflower Blvd Long Beach CA 90808

IT Won't Be Ready For Move-In Untill The 1st Of May.

05/01/2021

You will start on _____
rent payment is \$ 1375.00

(Lease Start Date) and your monthly
(Enter a Monthly Payment).

We want to express our gratitude for your application and wish you the best. If you have concern, do not hesitate to contact me.

Sincerely: Adrain Gomez (Landlord/Agent)

State of CA.

ROOM RENTAL AGREEMENT

This Room Rental Agreement (this "Agreement") is made as of 15 day of MAY, 2021, by and between the principal tenant, JESSICA & JUAN ("Principal Tenant"), and Tenant(s) listed below. This agreement defines the relationship between the Principal Tenant and Tenant(s) (collectively, the "Parties") in sharing the premises located at (the "Premises"):

Street Address: 5315 CHERRY AVE UNIT B

City: LONG BEACH State: CA. Zip: 90805

Term of Lease - From: 06/03/, 2021 To: (Check one) ☒ 12/03/21, 2021
☐ continues on a month-to-month basis

Name of tenant	Monthly rent amount	Security deposit amount	Description of the room they occupy
<u>JUAN MANUEL</u>	<u>\$ 1100.00</u>	<u>\$ 1100.00</u>	<u>SINGLE ROOM</u>
<u>JESSICA VICTORINO</u>	<u>\$ 1100.00</u>	<u>\$ 1100.00</u>	<u>SINGLE ROOM</u>
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	
	\$	\$	

Security Deposit: The total security deposit under the Lease is \$1100.00. Each Tenant is responsible for his or her share of the security deposit as described above, and will receive his or her share of the security deposit minus any amount applied by the Landlord after the termination of the Lease.

Utilities: The rent: (Check one)

☐ Does NOT include any utilities.

☒ Includes GAS - WATER

as part of each payment. The utilities not included in the rent will be shared by the Parties according to the following arrangement: [Utilities]

- Electricity - Name on Bill: DARLA WIGGLEY
Payment Method: (Check one) ☒ Evenly split ☐ Rotating
- Water - Name on Bill: DARLA WIGGLEY
Payment Method: (Check one) ☒ Evenly split ☐ Rotating
- Gas - Name on Bill: DARLA WIGGLEY
Payment Method: (Check one) ☒ Evenly split ☐ Rotating
- Heat - Name on Bill: JUAN VICTORINO
Payment Method: (Check one) ☐ Evenly split ☐ Rotating
- Garbage - Name on Bill: DARLA WIGGLEY
Payment Method: (Check one) ☐ Evenly split ☐ Rotating

sanitary and good condition and repair. Each Party will maintain the cleanliness and neatness of the Common Area and share in the responsibility of cleaning the Common Area.

- **Overnight Guests:** Guests are allowed: (Check one) ☒ Yes ☐ No ☐ Only if previously discussed
- **Noise Level / Quiet Hours:** The Parties are expected to keep noise down to a reasonable level during the day. Between 12:00 AM/PM to 6:00 AM/PM, noise should be kept to a minimum.

- **Guests / Entertaining:** Each Party may have up to 10 friends over at a time. Any more than this amount should be discussed with all the Parties at least two day(s) prior. Large gatherings and parties must be agreed upon by all the Parties and planned at least 2 day(s) prior.

- **Smoking and Alcohol Use:** The Parties are: (Check one)

☐ NOT allowed to smoke on the property

☒ Allowed to smoke in the following areas: OPEN

Drinking alcohol is: (Check one)

☐ NOT allowed on the property

☒ Allowed (between 6:00 AM/PM to 12:00 AM/PM)

The Parties are responsible for maintaining reasonable standards of behavior and level of noise.

Additional Terms:

- **Severability:** If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.
- **Governing Law:** The terms of this Agreement shall be governed by and construed in accordance with the laws of the State of CALIFORNIA, not including its conflicts of law provisions.
- **Entire Agreement:** This Agreement contains the entire understanding between the Parties and supersedes and cancels all prior agreements of the parties, whether oral or written, with respect to such subject matter.
- **Amendments:** This Agreement may be amended or modified only by a written agreement signed by all Parties.

[Signature]
Principal Tenant Full Name

[Signature]
Principal Tenant Signature

05/15/2021
Date

[Signature]
Tenant Full Name

[Signature]
Tenant Signature

05-15-2021
Date

Jessica Victorino
Tenant Full Name

[Signature]
Tenant Signature

05-13-2021
Date



- **Internet** - Name on Bill: [Signature]
Payment Method: (Check one) ☐ Evenly split ☐ Rotating
- **Phone** - Name on Bill: [Signature]
Payment Method: (Check one) ☐ Evenly split ☐ Rotating
- **Cable** - Name on Bill: [Signature]
Payment Method: (Check one) ☐ Evenly split ☐ Rotating

Parking:

- The Tenants are entitled to park their vehicles on the Premises per the following instructions:
- Tenant: JUAN; Vehicle: 300 CHRYSLER; Parking Spot: 4
- Tenant: JESSICA; Vehicle: HONDA; Parking Spot: 6
- Tenant: _____; Vehicle: _____; Parking Spot: _____
- Tenant: _____; Vehicle: _____; Parking Spot: _____
- Tenant: _____; Vehicle: _____; Parking Spot: _____

Legal Considerations:

- Will the Tenants purchase Renters Insurance: ☐ Yes ☒ No
- Insurance Company: _____
- Signer: [Signature]
- Signer: _____
- Signer: _____
- Signer: _____
- Signer: _____
- Monthly Rate: \$ JAM per month
- **Damages:** Each Tenant is responsible for any damage to the Premises caused by him or her including his or her guests. If there is damage that cannot be reasonably traced back to a particular Party, the cost of the damage will be shared equally by all the Parties.
- **Early Termination:** A Tenant may terminate this Agreement before the end of the lease term if he or she gives JAM months notice and assists in finding a replacement Tenant.
- **Shared Costs:** The Parties will evenly split all costs for items used by all the Parties and placed in common areas, unless otherwise agreed upon.
- **Shared Property:** All shared property will be paid for evenly, unless otherwise agreed upon. At the end of the lease term or when the Parties terminate this Agreement, shared property will be split between the Parties, or a Party may purchase shared property from the other Parties.

Behavioral stipulations:

- Can pets be kept at the Premises: ☐ Yes ☒ No
- It is the duty of the owner to care and provide for the pet. The owners and pets are as follows:
- Pet Name: [Signature]; Type: [Signature]; Owner: [Signature]
- Pet Name: [Signature]; Type: [Signature]; Owner: [Signature]
- Pet Name: [Signature]; Type: [Signature]; Owner: [Signature]
- **Chores / Household Duties:** Chores and duties will be discussed on a (Check one) ☐ monthly basis, and individual responsibilities will be agreed upon at those times. Each Party must complete his or her chores to the full extent in a timely fashion.
- **Cleanliness Expectations:** Each Party will keep his or her bedroom and bathroom, as well as the Common Area, including the grounds and all appliances, fixtures and furnishings, in clean,

Tenant Full Name	Tenant Signature	Date
Tenant Full Name	Tenant Signature	Date
Tenant Full Name	Tenant Signature	Date

