

Declaration – Chronological Pattern of Escalating and Dangerous Conduct

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County of Los Angeles
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David W. Slayton, Clerk of Court

Mr. McGlynn's abusive and boundary-violating conduct did not begin in 2025

A. February 2024 Incident Demonstrating Boundary Violation

On the evening of February 15, 2024, at approximately 10:00 p.m., Mr. McGlynn came to my home without notice and pounded on my door. He accused me [REDACTED] of stealing groceries that had been misdelivered. His demeanor was loud, confrontational, and intimidating, and the encounter occurred late at night at my residence. This incident materially undermined my sense of safety in the home and demonstrated a serious boundary violation.

B. Continued Harassment and Interference During 2024

Following the February 2024 incident, Mr. McGlynn engaged in a pattern of conduct that interfered with my use of the unit and escalated over time. In approximate chronological order, this conduct included the following:

1. He removed a privacy fence demarcating my exclusive use patio, allowing him to directly observe my use of that space.
2. He represented that a refrigerator would be professionally installed. Instead, the appliance was delivered late at night and left for nearly twenty-four hours obstructing the door to my home. When the refrigerator was eventually installed, the damaged unit was moved and placed directly in front of the only window in my kitchen, where it remained for approximately three months until I paid to have it removed.
- [REDACTED]
4. He knowingly took and retained my personal property without my consent. I purchased the item for approximately \$1,600. The package was delivered to his doorstep, despite my name and address being clearly labeled, as later confirmed by a FedEx delivery photograph. Rather than returning it, Mr. McGlynn removed the package to his Palm Springs residence. It was withheld from me for approximately two and a half months and was returned opened and appearing to have been used.
5. He repeatedly locked the pedestrian gate from the inside, preventing egress and creating a fire and life-safety risk.
6. Despite acknowledging difficulty opening the gate, he refused to change the locking mechanism and instead chose to leave the gate unsecured rather than correct the defect.
- [REDACTED]

9. He left garbage bins out on the street for extended periods, interfering with my ability to dispose of trash.
10. Around July 2024, untreated animal feces repeatedly accumulated in my exclusive-use area and along access paths and was left to remain for prolonged periods. The presence of decomposing

animal waste created a biohazard and posed a significant health risk, particularly given my immunosuppressed condition.

During 2024, although this conduct was distressing, I believed I could leave once certain financial and logistical issues were resolved.

C. Escalation in 2025 During Medical Decline and Ceiling Collapse

By 2025, my circumstances had materially changed. I was significantly medically ill and leaving was no longer a simple or safe option. In May 2025, a catastrophic ceiling collapse occurred involving moisture intrusion and habitability concerns. Mr. McGlynn did not commit to repair or relocation. There is no doubt that his conduct during and after this event caused significant harm, which is substantiated by contemporaneous medical records.

On July 27, 2025, Mr. McGlynn contacted me with an unrelated inquiry regarding water filtration systems. Two days later, he intentionally blocked the sole pedestrian access gate by lining up all four full garbage bins in front of it. He admitted doing so deliberately. This obstruction prevented safe ingress and egress and created a fire and life-safety risk. Each instance in which the gate was locked or obstructed and I could not open it constituted endangerment.

D. Authorities, Retaliation, and Current Status

Following the catastrophic ceiling collapse, my health declined significantly in the context of prolonged exposure to debris, moisture intrusion, and suspected mold. For approximately twenty days after the collapse, the unit remained unrepaired. During that period, Mr. McGlynn repeatedly represented that repairs were forthcoming while no meaningful remediation occurred. This prolonged instability was medically consequential for me.

Because of that experience and the severity of my resulting illness, I am no longer willing to engage directly with Mr. McGlynn. His communications during this period repeatedly generated consequential false narratives about conditions, access, and remediation, which created medical risk and made continued engagement unsafe.

As conditions escalated, I contacted the Rent Stabilization Division, Code Enforcement, Environmental Health, and law enforcement. I submitted a formal tenant harassment complaint supported by photographic and video evidence of uninhabitable conditions, along with more than \$15,000 in receipts for mitigation and remediation efforts.

Despite prior notice to Mr. McGlynn of visible black mold in August 2024, which he personally observed, no remedial action was taken. The unit presents multiple environmental and safety concerns requiring public health evaluation, including:

- Visible black mold and prolonged moisture intrusion
- Repeated structural collapse, including:
 - the upstairs ceiling
 - exterior rock wall along my unit
 - interior closet

- exterior wood rotted storage area
 - the entire upstairs floor is sagging
- All window frames are rotted
- Improper exhaust venting of washer/dryer
- Poorly installed water heater with known damage since 2022, creating moist conditions, resulting in two types of problematic mold and visible wall deterioration, extending into the kitchen.
- Exposed electrical components
- Formal notice of active termite infestation was neglected for 3 years
- Animal waste which is left to be removed by the gardener's air blower or rainwater
- Lack of exterior lighting
- Propane tanks, rusted furniture, electrical appliances on bare dirt, covered by a collapsing wood rotted storage unit
- Lack of weather proofing and sealing

Essentially, conditions which do not need notice, but have been noticed and ignored. Many of the conditions above are prohibited by city ordinances requiring immediate removal of animal waste and leash laws.

After I contacted City agencies, Mr. McGlynn escalated his conduct, including:

- Issuing repeated 24-hour notices threatening entry on pretextual grounds
- Entering my patio without consent, consistent with prior conduct
- Allowing dogs to roam unsupervised under unsanitary conditions
- Operating a gas-powered air blower immediately outside my windows for multiple consecutive days, despite such equipment being prohibited in West Hollywood since 1986
- Sending approximately twenty messages to me on December 8, 2025, alone

With my father's assistance, I was eventually able to secure alternative housing. However, I have not been able to safely complete relocation because of Mr. McGlynn's ongoing monitoring, surveillance, and unwanted contact. While awaiting response from the City, I learned that my case had been referred to the City Prosecutor's Office. I have spoken with that office once.

Last week, I learned that Mr. McGlynn retroactively registered the unit for the first time in nearly six years and submitted outdated and inaccurate information regarding the terms of my tenancy, including mischaracterizing the unit as furnished. This information was accepted before I was notified and before I had an opportunity to respond or correct the record, temporarily preventing me from contesting the misrepresentations.

After this retroactive registration, Mr. McGlynn further escalated his conduct. He posted notices on my door, appeared repeatedly at my residence, peered through my windows, and arrived on multiple occasions accompanied by different unidentified men.

At this point, entry by Mr. McGlynn is coercive. I do not feel safe being alone with him or permitting him unsupervised access to my home. I am requesting relief and formal City oversight to stop the ongoing harassment, obstruction, retaliation, and environmental endangerment.

I declare under penalty of perjury under the laws of the state of California that the foregoing is true and correct.

Date: 2/3/2026

