

Complaint submitted to Los Angeles County Environmental Health - CO0488292

Agapi Avakyan <AAvakyan@ph.lacounty.gov>

Wed, Dec 3, 2025, 9:24 AM

To: [REDACTED]

Cc: Patrick Ochoa <pochoa@ph.lacounty.gov>, Pennie Ito <pito@ph.lacounty.gov>, Monique Diep <mdiep@ph.lacounty.gov>, Bernadette Ezekwe <bezekwe@ph.lacounty.gov>

Hello,

Thank you for your recent complaint submission to Los Angeles County Environmental Health which has been forwarded to me for review and processing.

A review of your submission revealed one or more complaint details field is missing or requires clarification.

Please provide the missing information listed below no later than (12/05/2025) to ensure timely processing of your complaint and be advised incomplete complaint submissions cannot be investigated and are subject to cancelation if the information is not provided.

Requested information:

- Regarding gas related issues please contact the Gas Company.
- What other violations have you observed in your residence?

Thank you,

Agapi Avakyan

Environmental Health Division

County of Los Angeles Department of Public Health

5050 Commerce Drive

Baldwin Park, CA 91706

To: Agapi Avakyan <AAvakyan@ph.lacounty.gov>

Mon, Jan 26, 2026, 3:05 AM

Cc: Patrick Ochoa <pochoa@ph.lacounty.gov>, Pennie Ito <pito@ph.lacounty.gov>, Monique Diep <mdiep@ph.lacounty.gov>, Bernadette Ezekwe <bezekwe@ph.lacounty.gov>

After submitting my complaint, I also contacted your office by phone seeking guidance. During that call, I was advised that the only action available would be to send a letter instructing the owner to clean mold using bleach.

Given the scope, duration, and underlying moisture conditions involved, this response did not address the environmental health hazards present. I have also been dealing with significant illness, which limited my ability to pursue repeated follow-up at that time, and I am now taking this opportunity to provide a complete and detailed description of the hazardous conditions in the residence.

The following ongoing environmental health hazards and violations have been observed:

1. Animal waste and biological contamination

- Animal feces present in varying states of decay throughout the property
- Dried feces left throughout the yard and access areas
- Fecal matter exposed to rainwater, creating runoff and spread of biological contaminants
- Delayed or absent removal of biological waste

Public health concern: Pet waste is carried by rainwater into storm drains, spreading disease causing microbiota such as E. Coli, Salmonella, Campylobacter, parvovirus, and parasites such as giardia, toxoplasma gondii, well beyond the soil and walkways, ending up in our waters. The LA Department of Health put out a comprehensive flyer in June-July 2011.

2. Lack of vermin and pest control

- Long-term untreated termite infestation (approximately three years)
- Inability to meaningfully assess the extent of termite damage due to prolonged lack of treatment
- Structural decay and sanitation failures (including animal waste) allowing pest ingress
- I have paid for my own pest control, with receipts submitted to the city, now well over \$2k

Public health concern: structural instability, pest exposure, further mold exposure

3. Advanced wood rot and structural decay

- Extensive wood rot affecting windows and structural elements
- Warping and decay preventing windows from fully closing
- Compromised weather sealing allowing moisture, pests, and air infiltration

Public health concern: injury risk, moisture intrusion, reduced structural integrity

4. Improperly installed water heater and associated moisture

- Water heater installation contributing to moisture intrusion
- Inadequate venting and clearance
- Resultant mold-conducive conditions in surrounding structures

Public health concern: mold growth, indoor air quality degradation, combustion safety risk

5. Improperly installed washer/dryer system

- Washer/dryer installation contributing to excessive vibration and movement
- Inadequate or improper exhaust routing
- Potential release of exhaust and incomplete combustion gases into wall cavities and living space

Public health concern: air quality impairment, carbon monoxide and combustion byproduct exposure

6. Exposed electrical hazards

- Exposed electrical wiring in outdoor areas
- Electrical components subject to moisture exposure
- No documented post-water-intrusion electrical safety inspection

Public health concern: electrocution risk, fire hazard

7. Failure to maintain accessible waste disposal

- Trash cans not maintained in accessible, usable locations
- Garbage containers left on the street for extended periods
- Failure to return containers promptly, interfering with access and sanitation

Public health concern: sanitation violations, pest attraction, obstruction of safe access

8. Junk appliances, fixtures, and hazardous materials left on soil

- Discarded appliances and light fixtures left directly on soil
- Presence of propane gas containers stored on bare ground

- Lack of proper storage, containment, or removal

Public health concern: soil contamination, fire risk, physical injury hazard

9. Failure to maintain secure access (gate lock)

- Failure to replace or maintain lock on gate
- Compromised security and safe access to the property

Public health concern: safety risk, inability to control access and sanitation boundaries

10. Failure to remove large debris and tree branches

- Large branches and debris left on the property for extended periods
- Deferred removal pending weekly gardener visits (Wednesdays only)
- Debris left in access paths and common areas

Public health concern: obstruction, fall risk, pest harborage

11. Cumulative and chronic exposure

- Hazards present over extended duration rather than isolated incidents
- Multiple overlapping conditions involving moisture, waste, decay, and air quality
- Failure to assess or remediate conditions cumulatively

Public health concern: chronic exposure risk, compounded environmental burden, ongoing habitability failure

Supporting photographic documentation and certified mold testing are attached for reference.

Sincerely,

[REDACTED], M.D.



Extreme Health and Safety Hazards compressed.pdf

[REDACTED]

Tue, Jan 27, 2026, 6:21 AM

To: Agapi Avakyan <AAvakyan@ph.lacounty.gov>

Cc: Patrick Ochoa <pochoa@ph.lacounty.gov>, Pennie Ito <pito@ph.lacounty.gov>, Monique Diep <mdiep@ph.lacounty.gov>, Bernadette Ezekwe <bezekwe@ph.lacounty.gov>

This is in reference to my prior complaint at [REDACTED] in West Hollywood (90048). I would like to attach the certified mold testing to my file. I am seeking a thorough inspection, because I believe no one should have to live like this, and no one should risk their life attempting to fix it. This is a toxic building.

[REDACTED], M.D.



mold testing.pdf