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Superior Court of California  
County of Los Angeles

JUN 16 2025

David W. Slayton, Executive Officer/Clerk of Court

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9 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10 COUNTY OF LOS ANGELES  
11

12 THE PEOPLE OF THE STATE OF  
13 CALIFORNIA,

14 Plaintiff,

15 v.

16 IMAN ESHAGHYAN,  
17 [REDACTED]  
18  
19

Defendant.

Case No. 25ARCM02706

MISDEMEANOR CRIMINAL  
COMPLAINT

Arraignment Date: July 28, 2025

20  
21 The Attorney General of the State of California, based on information and belief, accuses  
22 the above-named Defendant of the following offense:

23 COUNT 1

24 On or about January 28, 2025, in the county of Los Angeles, the crime of PRICE  
25 GOUGING in violation of PENAL CODE section 396, subdivision (e), a misdemeanor, was  
26 committed by DEFENDANT IMAN ESHAGHYAN who unlawfully raised the rental price  
27 advertised, offered, and charged for housing located at [REDACTED] Beverly Hills, CA  
28 [REDACTED] to prospective tenants, [REDACTED] by more than ten percent upon

1 the proclamation and declaration of a state of emergency on January 7, 2025 by Governor Gavin  
2 Newsom, and within thirty days following said proclamation and declaration.

3 **COUNT 2**

4 On or about January 31, 2025, in the county of Los Angeles, the crime of PRICE  
5 GOUGING in violation of PENAL CODE section 396, subdivision (e), a misdemeanor, was  
6 committed by DEFENDANT IMAN ESHAGHYAN who unlawfully raised the rental price  
7 advertised, offered, and charged for housing located at [REDACTED] Beverly Hills, CA  
8 [REDACTED] to existing or prospective tenants, [REDACTED] by more than  
9 ten percent upon the proclamation and declaration of a state of emergency on January 7, 2025 by  
10 Governor Gavin Newsom, and within thirty days following said proclamation and declaration.

11  
12 **NOTICE TO DEFENDANT AND DEFENDANT'S ATTORNEYS**

13 Pursuant to Penal Code section 1054.5(b), the People informally request that defense  
14 counsel provide discovery to the People as required by Penal Code section 1054.3.

15  
16 **NOTICE TO ATTORNEYS**

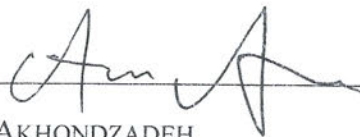
17 Any materials accompanying this complaint or provided by the People in this case may  
18 contain information about witnesses. Such information is subject to Penal Code section 1054.2,  
19 which provides, "No attorney may disclose or permit to be disclosed to a defendant the address or  
20 telephone number of a victim or witness whose name is disclosed to the attorney pursuant to  
21 subdivision (a) of Section 1054.1 unless specifically permitted to do so by the court after a  
22 hearing and a showing of good cause."

23  
24 I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE  
25 AND CORRECT AND THAT THIS COMPLAINT CONSISTS OF 2 COUNTS.

26 Executed at Los Angeles, County of Los Angeles, on June 16, 2025.

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Dated: 6/16/25

By: 

ASAL AKHONDZADEH  
Deputy Attorney General

For: ROB BONTA  
Attorney General of California