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**FILED**  
Superior Court of California  
County of Los Angeles

**FEB 14 2025**

David W. Slayton, Executive Officer/Clerk of Court  
By: J. Hurtado, Deputy

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SUPERIOR COURT OF THE STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES  
SOUTHWEST DISTRICT

**THE PEOPLE OF THE STATE OF CALIFORNIA,**

Plaintiff,

v.

**EDWARD E. KUSHINS,**

**WILLIE A. BARONET-ISRAEL,**

Defendants.

Case No. **25TRCM00470**

**MISDEMEANOR COMPLAINT**

Letter to Appear: March 27, 2025

The Attorney General of the State of California, based on information and belief, accuses the above-named defendant(s) of committing, within the County of Los Angeles, the following crime(s):

**COUNT 1**

On or about January 9, 2025, in the COUNTY of LOS ANGELES, the crime of PRICE GOUGING, in violation of Penal Code section 396, subdivision (e), a misdemeanor, was

1 committed by the defendants, EDWARD E. KUSHINS and WILLIE A. BARONET-ISRAEL, who  
2 did unlawfully increase the rental price advertised, offered, and charged for housing located at [REDACTED]  
3 [REDACTED] Hermosa Beach, California, 90254, to an existing or prospective tenant by more  
4 than ten percent upon the proclamation of a state of emergency and declaration of a local  
5 emergency, within thirty days following said proclamation and declaration, and any period that said  
6 proclamation and declaration is extended.

7 **NOTICE TO DEFENDANT AND DEFENDANT'S ATTORNEY**


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

10 **NOTICE TO ATTORNEYS**

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

17 I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE  
18 OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT AND THAT THIS  
19 COMPLAINT CONSISTS OF ONE COUNT.

20 Executed at San Diego, County of San Diego, on this 14<sup>th</sup> day of February 2025.

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22  
23 By:  \_\_\_\_\_

24 STERLING A. WINCHESTER  
25 Deputy Attorney General

26 For: ROB BONTA  
27 Attorney General of California  
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