

**LAPD - LANSING POLICE
DEPARTMENT
Case Report**



Case No. 2151902578
Case Status Inactive
Report Date/Time: 3/22/2021 9:30:00 AM
Reporting Officer: Traverso, Joseph

FILE CLASS/OFFENSE:

23007 - Larceny (Other)

NATURE OF INCIDENT:

2399/Larceny/LONCHAR/Bain/Traverso

OCCURRED ON: 3/22/2021 9:00:00 AM
(and Between)

VENUE: 15.243(1)(a)
CITY/TOWNSHIP: 95 - Lansing, Ingham

VICTIM: BAIN, ROBERT CHARLES-TALLY

VICTIM OF: 2399 - 23007 - Larceny (Other)
VICTIM TYPE: Individual

RACE: Unknown	DOB: 15.243(1)(a)	AGE: 49
HGT:	SEX: Male	JUV: N - No
EYES:	WGT:	HAIR:
SSN:	ETH:	Circumstances:
	DLN: 15.243(1)(a)	DL State: 15.243(1)(a)

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information: Emails:

15.243(1)(a)

NOTES:

VICTIM: Parshall, Wallace Spencer

VICTIM OF: 2399 - 23007 - Larceny (Other)
VICTIM TYPE: Individual

RACE: Unknown	DOB: 15.243(1)(a)	AGE: 84
HGT:	SEX: Male	JUV: N - No
EYES: Unknown	WGT:	HAIR:
SSN:	ETH:	Circumstances:
	DLN:	DL State:

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information: Emails:

15.243(1)(a) 15.243(1)(a)

NOTES:

SUSPECT: Lonchar, Zachary David-Mark

RACE: White	DOB: 15.243(1)(a)	AGE: 22
HGT: 6' 2"	SEX: Male	JUV: N - No
EYES: Hazel	WGT: 195	HAIR: Brown
SMT:	ETH: U - Unknown	Circumstances:
SSN:	DLN: 15.243(1)(a)	DL State: 15.243(1)(a)

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Reporting Officer: Traverso, Joseph

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information:

Emails :

15.243(1)(a)

NOTES:

SUSPECT: Kalat, Rhett

DOB: 15.243(1)(a)

AGE: 34

RACE: White

SEX: Male

JUV: N - No

HGT:

WGT:

HAIR:

EYES:

ETH:

Circumstances:

SMT:

SSN:

DLN:

DL State:

ADDRESS INFORMATION:

15.243(1)(a)

Phone Information:

Emails :

15.243(1)(a)

NOTES:

FORCE LEVEL DETAILS

FORCE USED: N - No

HANDGUN USE:

RIFLE USE:

SHOTGUN LL:

HANDGUN DISPLAY:

RIFLE DISPLAY:

.40mm LL:

PCA USE:

ASP USE:

TASER USE:

PCA DISPLAY:

ASP DISPLAY:

HANDCUFFING:

PPCT:

OTHER:

PROPERTY:

ITEM NO: STATUS: Stolen/Etc. (Bribed/Defrauded/Embezzled/Ransomed/Etc.)

PROPERTY TYPE: Other Jewelry

RECOVERED BY:

RECOVERED DATE/TIME:

PROPERTY DESCRIPTION: John Hardy Bracelet

DRUG QUANTITY/MEASURE: /

COUNT: 1

VALUE: 400.00

COLOR:

MANUFACTURER:

MODEL:

SN/VIN:

LICENSE NO:

VEHICLE DESCRIPTION:

NOTES:

PROPERTY:

ITEM NO: STATUS: Stolen/Etc. (Bribed/Defrauded/Embezzled/Ransomed/Etc.)

PROPERTY TYPE: Other Jewelry

RECOVERED BY:

RECOVERED DATE/TIME:

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Case No. 2151902578
Report Date/Time: 3/22/2021 9:30:00 AM
Reporting Officer: Traverso, Joseph

PROPERTY DESCRIPTION: Tiffany Ring
DRUG QUANTITY/MEASURE: /
VALUE: 150.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

COUNT: 1
COLOR:
MODEL:
LICENSE NO:

PROPERTY:

ITEM NO: STATUS: Stolen/Etc. (Bribed/Defrauded/Embezzled/Ransomed/Etc.)
PROPERTY TYPE: Other Jewelry
RECOVERED BY: RECOVERED DATE/TIME:
PROPERTY DESCRIPTION: Steven Webber Black Sapphire Neckless,
DRUG QUANTITY/MEASURE: /
VALUE: 600.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

COUNT: 1
COLOR:
MODEL:
LICENSE NO:

PROPERTY:

ITEM NO: STATUS: Stolen/Etc. (Bribed/Defrauded/Embezzled/Ransomed/Etc.)
PROPERTY TYPE: Rare or Valuable Currency/Coin
RECOVERED BY: RECOVERED DATE/TIME:
PROPERTY DESCRIPTION: 2 dollar bills
DRUG QUANTITY/MEASURE: /
VALUE: 170.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

COUNT: 50
COLOR:
MODEL:
LICENSE NO:

PROPERTY:

ITEM NO: STATUS: Stolen/Etc. (Bribed/Defrauded/Embezzled/Ransomed/Etc.)
PROPERTY TYPE: Rare or Valuable Currency/Coin
RECOVERED BY: RECOVERED DATE/TIME:
PROPERTY DESCRIPTION: Old Money/Horse Blankets
DRUG QUANTITY/MEASURE: /
VALUE: 01.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

COUNT: 1
COLOR:
MODEL:
LICENSE NO:

PROPERTY:

ITEM NO: STATUS: Stolen/Etc. (Bribed/Defrauded/Embezzled/Ransomed/Etc.)
PROPERTY TYPE: Documents/Personal or Business
RECOVERED BY: RECOVERED DATE/TIME:
PROPERTY DESCRIPTION: Birth Certificate, Life insurance policy
DRUG QUANTITY/MEASURE: /
VALUE: 00.00
MANUFACTURER:
SN/VIN:
VEHICLE DESCRIPTION:
NOTES:

COUNT: 1
COLOR:
MODEL:
LICENSE NO:

**LAPD - LANSING POLICE
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Case No. 2151902578
Report Date/Time: 3/22/2021 9:30:00 AM
Reporting Officer: Traverso, Joseph

NARRATIVE:

Traverso, Joseph
3/22/2021 10:37:30 AM

INFORMATION

On 03/22/21 at approximately 0910hrs I was dispatched to 15.243(1)(a) to an ongoing civil issue. Robert Charles-Tally Bain, lives at residence 15.243(1)(a) Robert Bain stated that his house was foreclosed on and the bank sold the property (to Rhett). Rhett had purchased the residence through an online auction and is shown as the current owner through BS&A. Robert claims that the bank made a mistake in foreclosing his home and still believes he has a right to live there. Both Robert and Rhett are going through a civil suit involving their attorneys regarding the issue.

I arrived to 15.243(1)(a) and made contact with Robert who had been sitting outside of the residence next to an open lock-box that he claims is his. I then made contact with the accused, Zachary David-Mark Lonchar who was there on behalf of Rhett to sell art out of the back garage of the residence. I spoke to the owner of the art supplies who advised they granted permission to Rhett to sell his art supplies.

VENUE

15.243(1)(a)

VICTIM STATEMENT

Robert stated that he found an online posting about an estate sale at 15.243(1)(a) Robert stated that he arrived at 15.243(1)(a) at approximately 0900hrs on 03/22/21 and checked that the front door of the residence was still locked. Robert advised he made his way to the back of the house and made contact with three individuals inside the back garage of the house. Robert stated he advised the people inside that this was an illegal sale of his property. Robert stated that this was the first time he has seen accused, Zachary David-Mark Lonchar, on the property. Robert advised that Zachary informed him that he had no legal right to be there. Robert stated that he keeps personal belongings inside the garage along with the former resident and was concerned that his items were being sold to people. Robert stated he then called the police to report the people being in his garage. Robert advised he looked around the garage and saw his lock-box on the floor next to a dresser about 4ft from the entrance to the garage. Robert advised the lock-box had been pried open and his valuables were taken from it. Robert stated he took the lock-box out of the garage and waited for police to come.

Robert was on the phone with his attorney and both demanded a police report be written.

ACCUSED STATEMENT

Zachary stated that he had been told by Rhett to hold an estate sale on his behalf. Zachary advised that he was let into the garage by Rhett and put in charge of the estate sale. Zachary stated he was inside of the garage when he noticed a lock-box in the back right corner of the garage on a shelf. Zachary advised he dropped the lock-box on the corner to open it. Zachary informed me that once the box opened there was about 27-33 dollar coins that fell out of the box along with a clear tupper wear bowl with a blue lid. Zachary stated that there was nothing else in the lock box.

Zachary stated he had been showing the art pieces to potential buyers when Robert came into the garage and started yelling about an illegal sale. Zachary advised Robert had been vulgar and irate upon entering the garage. Zachary stated that Robert began searching around the garage. Zachary stated he asked Robert what he was looking for and that Robert told him not to worry about it because it was personal stuff. Zachary advised Robert saw the lock-box and took it out of the garage. Zachary stated he asked Robert what had been in the box to confirm that it was his property and Robert refused to answer him.

When asked if he had the coins he advised that they were still on the garage floor and the door was now locked. Zachary stated that he locked the door once Robert began taking items. Zachary did not have the key to the garage as he was let in by Rhett. He was unable to get back into the garage.

STOLEN PROPERTY

Robert advised the following was taken from the lock-box:

1. John Hardy Bracelet, Value \$400 US Currency
2. Tiffany Ring, Value \$150 US Currency
3. Steven Webber Black Sapphire Neckless, Value \$600 US Currency
4. 2 dollar bills, Value \$170 US Currency
5. Old Money/Horse Blankets, Unknown Value

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- 6. Birth Certificate
- 7. Life insurance policy

PHOTOS

I took photos of the lock-box via Axon Capture and uploaded them via evidence.com

OFFICER ACTIONS

I attempted to obtain all information from Zachary for Rhett, however he only had a phone number **15.243(1)(a)** Rhett did not answer when I attempted to call.

VBI

Ofc. Arnold contacted Robert via phone call and informed him that he needs to meet with detectives at the LPD Operations Center.

DISPOSITION

RTI

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Case No. 2151902578
Report Date/Time: 3/22/2021 9:30:00 AM
Reporting Officer: Traverso, Joseph

NARRATIVE:

Osborn, Kasha
4/20/2021 2:09:39 PM
INFORMATION:

Upon reviewing the contents of the report and making contact with both parties on 04/19/2021 and 04/20/2021 it is determined that the reported incident is civil. I made contact with Robert Bain at LPD operations where he provided documentation in reference to this complaint which I attached to this report. Additionally, Rhett Kalat both provided various screen shots of communication, court documentation and photos pertaining to this report. I made contact with City Attorney Amanda O'boyle who was already familiar with this complaint. O'Boyle also confirmed the complaint is not a criminal matter.

Robert Bain's STATEMENT:

I conducted an interview with victim Robert Bain which was recorded uploaded the audio recording to axon.

Rhett Kalat provided the following information:

- *On Sept. 26th 2019 victim Robert Bain's property was foreclosed on and put up for Sheriffs Sale.
- * Bain had until March 26, 2020 to purchase the property back but was unable to.
- * When Kalat attempted to take possession of the residence, Bain refused to move and indicated because of COVID he was not required to.
- * Bain has been squatting in the house ever since then until the house was red tagged by code compliance at which time Kalat took possession of the house.
- *Kalat hired a company to remove items from the garage on the property as well as the property inside of the residence at his expense. These items are currently in storage which Bain has access to. Kalat has agreed to pay the first month storage fee.
- *Kalat was able to obtain contact information for "Wally" via a google search. Upon speaking with Wally, he was given verbal permission to do what he wanted with his possessions in the garage as he did not have an alternate place to locate these items.

Wallace Parshall's Statement:

I made contact with Wallace Parshall via telephone on 04/20/2021 who advised years ago he owned the residence of 15.243(1)(a) Parshall sold the property to Bain with the agreement that he could store his artwork and additional items in the garage. Parshall provided he knew Bain was in some trouble in regards to being able to afford his mortgage but did not know to what extent. When he was contacted by Kalat via telephone, he was advised by Kalat that he would allow him time to make arrangements. Within a week he was able to find a location to store the items, however, when he contacted Kalat, he was informed the items were sold. This interview can also be found in Axon.

DISPOSITION:

Case closed - Civil

Officer Narrative

Case Number: 2151902578 Entered On: 4/2/2021 1:25:47 PM
Subject: 04-02-2021 Entered By: Schafer, Kenneth

Narrative:**INFORMATION:**

On 04-02-2021, I was dispatched to 15.243(1)(a) regarding the issue involving the conflict between Robert Bain and Rhett Kalat. Kalat was in the process of moving Bain's possessions out of the house.

CONTACT WITH BAIN:

Bain stated he has not been legally evicted and he does not want Kalat touching his items. I explained to Bain that my instructions were only to document and not to take enforcement actions and Bain was ok with that so long as his concerns were documented. Bain stated during my contact "I know this is a civil issue." Bain is frustrated with the court system as the issue has been on going for some time and has not been resolved. Bain wishes to work with a mediator in an attempt to resolve the issue.

CONTACT WITH KALAT:

Kalat described him moving property as "doing 47 in a 45" but stated he needed to move the property from the house in order to have the code violations repaired. Kalat stated there are several violations in the house and when he called an electrician to fix them he was advised it could not be done until property was out of his way.

Kalat offered again to pay for a storage facility for Bain. Kalat stated Bain initially disagreed; however, I asked Bain while on scene and he agreed to have his property moved to a storage facility if Kalat paid for it. Kalat agreed to pay for it. Kalat stated he would offer Bain \$1,500 to let this process end. I advised Bain Kalat wished to make an offer and Bain stated he wanted to work with a mediator first.

DISPOSITION OF PROPERTY:

Kalat paid for a storage unit for Bain and rented a UHaul to transport the items for Bain. Bain agreed to this, but wanted it on the record that he is not conceding the house to Kalat.

ATTACHMENT:

Kalat sent me a copy of the inspection from code compliance for the code violations. I have forwarded the email to Barb Houghtelling and asked her to attach it to this report.

DISPOSITION:

Refer to primary.

RTF Narrative:

Officer Narrative

Case Number: 2151902578

Entered On: 3/29/2021 8:34:37 AM

Subject: Photos

Entered By: Schafer, Kenneth

Narrative:

INFORMATION:

On 03-28-2021, Mr. Bain emailed me with several photos of his property and information on an estate sale that was held at 15.243(1)(a)

PHOTOS:

I added the photos to this report.

DISPOSITION:

Refer to primary.

RTF Narrative:

Officer Narrative

Case Number: 2151902578 Entered On: 3/26/2021 6:13:41 PM
Subject: Schafer Supp Entered By: Schafer, Kenneth

Narrative:

INFORMATION:

On 03-15-2021, I was dispatched to a civil standby at 15.243(1)(a). Upon arrival, I was met by Rhett Kalat. At the time of that call, the house was red tagged for unregistered rental.

CONTACT WITH KALAT:

Kalat advised approximately 15 months ago he bought 15.243(1)(a) through an auction. Kalat advised he spoke with the current resident, Robert Bain and explained to him that he had bought the house. In the time since, Bain has refused to vacate the property. Kalat advised he spoke with Code Compliance and the house was tagged for unregistered rental. Kalat wanted Bain to leave the home so he could begin working on it.

CONTACT WITH BAIN:

Bain advised he received a notice from the bank that the home had been foreclosed. Bain spoke with an attorney who told him that a mistake had been made and he did not need to leave his home. Bain advised he spoke with Kalat and told him he wished to reclaim the home and he and Kalat attempted to work things out. Bain stated Kalat was unwilling to work with him and demanded he leave the home.

SEQUENCE OF EVENTS:

On 03-15-2021, I contacted Amy Castillo from Code Compliance and asked her of the situation. Castillo advised that both parties stories sounded plausible, but because it was red tagged for unregistered rental, the only person with permission to access the home was the owner. Castillo advised she believed Kalat was the person that was able to prove ownership. I checked in the City Assessor site and found Kalat to be listed as the owner.

I explained the situation to both Kalat and Bain. Bain agreed to leave the property, but asked that he be given time to gather belongings and find a place for his cat to stay. Kalat agreed to give him that time.

Several hours later Kalat again called stating Bain had not left. I returned to the home and spoke with Bain. I called Jerry Norris as I have a working relationship with him and know him to be able to help in situations where someone is looking for housing. Norris assisted in finding a place for Bain to stay for the night and Bain left with a friend.

Kalat was told that Bain would be leaving the property. Kalat advised he would be changing the locks and moving Bain's belongings from the home. I conferred with Sgt. Vanbeek who stated Kalat was able to do so as he owns the house. Kalat offered to pay for storage and a UHALL for Bain to store his belongings. Kalat also stated he has personally offered to pay rent for Bain to live elsewhere and Bain refused.

I called Bain and advised him of the situation. I told Bain Kalat was willing to pay for storage for his belongings. Bain was upset by this and stated he did not want Kalat touching his belongings. I explained to Bain that it was a civil matter.

On 03-23-2021, I responded to 15.243(1)(a) and again spoke with Bain. Bain was upset as property was being moved from a garage on the property of 15.243(1)(a). Myself and Officer McNutt explained to Bain it was a civil issue. Bain asked for a supervisor, so I requested Sgt. Sorg respond to the scene. Sgt. Sorg agreed that the matter was civil and needed to be handled in court. Bain also advised City Attorney demanded the red tag be removed from the home and it was.

While on scene at this time, I walked to the garage and encounter two men working inside that work with Kalat. Kalat was on the phone with one of them and I was able to speak with him. Kalat advised another person used the garage to store items and agreed to let Kalat sell the items.

Later on 03-23-2021, I was called by Kalat. Kalat asked if the tag had been taken from the home and I explained that it had. Kalat expressed concern over exposed wiring in the house and asked if the home could be tagged for that. I asked for Code Compliance to respond to the house. I did not return to the scene; however, the house was tagged for unsafe living conditions.

On 03-26-2021, I was again called to 15.243(1)(a) Dispatch advised Bain had spoken with Lt. Osborn. I called Lt. Osborn and he explained that he has been working with City Attorney regarding the matter. Lt. Osborn stated we will not be taking enforcement at this time; however, he requested officers write reports for missing/potentially stolen property. I responded to 15.243(1)(a) and found a cleaning crew working in the garage. I advised them of the situation and left. I called Kalat and advised him of the situation as well.

Later on 03-26-2021, I was again called to 15.243(1)(a) Bain and Kalat were on scene at this time. Kalat was in the garage with the cleaning crew and Bain was standing in the alleyway. I spoke with Bain who advised he does not consent to items being taken from the garage. Bain explained property in the garage belonged either to him, or

his friend Wally who keeps art and art supplies in the garage. Bain also stated there were items inside the house that he would like to retrieve.

I spoke with Kalat and advised him of the situation. Kalat provided me with a key and told me I could retrieve Bain's items, but he wanted Bain to stay out of the house. I went inside and spoke with Bain through a window in order to help me find the items. Bain expressed frustration when he saw many of his items inside had been placed in boxes. I retrieved multiple paintings, pictures, shirts, a cat bed, two bottles of liquor and two plastic storage containers full of items that Bain wished to have from inside. These items were turned over to Bain.

Bain notice two large shelving units outside of the garage. Bain stated they were his and he was going to move them into a neighbor's garage. Kalat had no objections to this and allowed him to do so. Bain then left the scene.

TAKEN ITEMS:

Bain stated there were many items belonging to either he or Wally inside the garage that he believes are now gone. They are as follows:

1. Air conditioning unit.
2. Lawnmower.
3. Thousands of pieces of art.
4. Air compressors.
5. Power Washers.
6. Shelving Units.
7. A vintage 70 year old bike.

8. DVD payer.

9. Monitor.

10. Speakers.

11. Wood working tools.

12. Frames.

13. Coat Racks.

14. Shovel.

15. Toilet.

16. Sink.

17. Bench Seats.

18. Picture Racks.

19. Dresser.

20. A desk from the 1950s.

21. Metal desk.

Bain was unable to give a more detailed description of the items without going into the garage and did not go into the garage while I was on scene. Bain stated he has several pictures of the items in the garage and stated he would email me the pictures. At the time of this report he has not emailed me. When he does, I will add the pictures to the report. Bain stated he advised Wally to file a police report. It is unknown if Wally has contacted police or not at this time.

DISPOSITION:

Refer to primary.

RTF Narrative:

Redaction Log

Total Number of Redactions in Document: 35

Redaction Reasons by Page

Page	Reason	Description	Occurrences
1	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	13
2	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	5
4	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	6
5	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	1
6	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	1
7	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	1
9	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	1
10	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	2
11	15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	5

Redaction Log

Redaction Reasons by Exemption

Reason	Description	Pages (Count)
15.243(1)(a)	(4)(a) Information of a personal nature if public disclosure of the information would constitute a clearly unwarranted invasion of an individual's privacy	1(13) 2(5) 4(6) 5(1) 6(1) 7(1) 9(1) 10(2) 11(5)