

From [REDACTED]

Sent: Tuesday, November 14, 2023 10:36 AM

To: patricia.gaston@kmgprestige.com; Lisa League -Bellinger <lisa.bellinger@kmgprestige.com>; questions <questions@kmgprestige.com>

Cc: Niki Green <ngreen@fhcmichigan.org>; Ann Arbor Renter's Commission <RentersCommission@a2gov.org>

Subject: Receiving copies of important documentation from my files at Courthouse Square Apartments

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Hi Ms. Gaston. Per our conversation last Friday, I would like to pick up some documents ASAP. Actually, I am requesting a copy of my entire file (But for now, only SOME documents, especially those pertaining to Redwood Corporation's ownership of Courthouse Square Apartments). But because of time constraints for you, I will be willing to accept the following documents for now, highlighted with asterisks:

***First, A copy of the notice dated around December 27th of 2020 that Jennifer Mitchell placed under my door, requesting a rental increase for me effective March 1st of 2021.

***A copy of the notice sent around the end of January, 2021 by Jennifer Mitchell, rescinding that rental increase for March 1st of 2021. The note stated KMG was no longer requesting the rental increase.

***A copy of the 30-day late notice sent to me by Jennifer Mitchell in the early part of 2021. The letter stated that I had been very late and delinquent in recertifying for the LIHTC program. It also stated that I had failed to make appointments to meet with management to rectify the situation.

***A copy of the email sent to me by Jennifer Mitchell around March of 2021 stating that I had been abusing the maintenance staff.

***A copy of the blank/unsigned 2021 lease that Jennifer Mitchell prepared for me to sign which was on the KMG/Redwood letterhead. I spoke to a prior manager before you came, who mentioned that the unsigned lease was in my file

***A copy of my signed 2021 lease. It is the same lease, on the same Courthouse Square letterhead from Wickfield properties, that all residents had already signed before Redwood corporation purchased the property in 2020.

***A copy of the October 4th 2021 Demand for Possession letter sent by Jennifer Mitchell to me. It states that the reason for the letter is I was non-compliant with my 2022 LIHTC recertification.

***MOST IMPORTANTLY: A copy of the letter sent from Jennifer Mitchell to my Section 8 specialist Katrisha Kelly around the end of November 2021, requesting a rental increase for me effective my January 1st 2022 yearly lease renewal.

*****A copy of the 2022 lease effective January 1st 2022, which was the date of my yearly lease renewal.**
I don't believe Jennifer Mitchell created that lease, even though she was required to according to Michigan landlord tenant law and HUD policy. If it is not present in my files, please state that, and we will move on.

*****A copy of the 2022 lease effective March 1st, 2022, which should be unsigned.**

@@Documents pertaining to Lucretia Burgee:

@ A Copy of letter sent to me in May or early June 2022 stating that I owed Courthouse Square Apartments \$25.

Burgee alleged I had been late paying my May rent. So please send any other documentation in my file related to that erroneous statement, especially documentation stating Burgee had waived the \$25 late fee.

@ a copy of the demand for possession notice sent to me dated November 17th, 2022 stating that I owed \$1,515 in rent and late fees, and \$250 in security deposit.

Along with that, please send a copy of my December cashier's check for \$309, which showed that I paid the increased rent demanded by Courthouse Square the following month in December of 2022 (I paid it out of fear, essentially I was extorted into giving money I did not owe to my landlord. I was afraid to be homeless and forced to live in the streets.)

@ A copy of my ledger with the date of payment for March 2023 highlighted; this date is in total contradiction to the date stamp shown on the back of the photo that I took right before depositing the rental payment into the rental slot. A copy of that photo was sent to the corporate office. Ms. Burgee, courthouse square's community manager, did this and many other things to me (not yet listed) partly out of dislike and retaliation for my efforts to help the tenants organize a Tenant Union.

@ A copy of the violation sent to me stating that my refusal to allow maintenance to enter my dwelling on April 28th 2023 for a city re-inspection was in violation of my lease and that it could result in an eviction.

@ A copy of the retraction and apology I received from Ms Burgee because she incorrectly (should not have) sent me that invalid violation notification. It was sent after April 28th 2023.

@ A copy of the email sent to the community manager on May 10th of 2023 requesting that screens be installed in my unit per Ann Arbor city code.

@ copies of the demands for possession notices for June 28th, 2023 and September 14th 2023 for non-payment of rent. It was my understanding tenants could put funds in escrow until financial disputes had been resolved, without having additional fees being assessed.

@ Copies of the demands for possession sent by Ms Burgee in 2022 and 2023 claiming I was delinquent in recertifying for the LIHTC program.

@ Copies of the various rental increases Ms. Burgee requested for me, highlighting the different days and months throughout the last couple years that she made and sent her requests to the Ann Arbor Housing Commission.

Please include all replies received from the Ann Arbor housing commission pertaining to these rental increase requests.

A copy of my entire file for the time frame in which Redwood corporation owned courthouse Square Apartments. I understand I am not the only tenant in this facility, and so I will wait a reasonable time frame to receive the entire file of documents. It is possible however, that the entire file will not be needed. In any case, thank you. [REDACTED]