

April 23, 2007

Santo,

This note is to let you know that I have stopped payment on the check (#3028) that I gave you on Sunday for \$1200.00 which was partial payment of our April rent.

Per my agreement of last week with your daughter Enza, I paid the rent in full for April (\$1900) when you finally repaired the broken tiles in our kitchen and bathrooms. We'd been asking to have these tiles repaired since shortly before TJ started crawling. When my husband came back yesterday afternoon, he pointed out that there are several tiles in the kitchen that are broken and cracked as well as many that are loose enough that they could be easily pulled up by TJ. Not only do these broken kitchen tiles have sharp edges, which could cut TJ, but the loose tiles have loose cement under them and around the edges.

Additionally, although they seem secure, there is no grout around the replaced tiles in the bathroom, so I'm concerned about TJ getting his fingers in and working these tiles loose. Because these tiles are small enough for him to put into his mouth, this is a real safety concern as well.

As with every month since I moved in, I paid the April rent with a \$1200 check, and a considerable cash payment as you have requested for your convenience. From December 2003 until February of 2006, when our monthly rent was \$1850, that cash portion of the rent payment was \$650. When our rent went up \$50 in February 2006, the cash payment portion of our rent went to \$700 bring the total rent paid monthly to \$1900.

As we are looking to find another place to live, we need proof of what we paid in rent. I again ask that you sign the note that I wrote to acknowledge the payments I've made to you of the cash portion of our rent. Your suggestion (repeated by Enza) to have anyone who wants to know what we paid to call you directly is not reasonable. I simply want a receipt.

Since February, we haven't brought up the dangers of how hot the water gets. When we're in the shower and anyone in the building turns on cold water, the shower is instantly scalding hot. David and I have learned to deal with this and be ready to duck for cover in the shower, but with TJ, we can't afford to take such a risk. As we understand this can be fixed with a simple thermal regulator (only \$20). We strongly request you consider this basic safety feature.

I'll be glad to write you another check for the non-cash portion of our rent (\$1200) as soon as these needed repairs are made and you sign the note that acknowledges the cash you've received from me.

Sincerely,  
Jeanette Palmer