

Subject: Re: Confirmation of Move-Out and Key Return
Date: Tuesday, March 18, 2025 at 5:50:07 AM Pacific Daylight Time
From: AbdulK <abdul.ba@aol.com>
To: Happy Hiker <shinestage@gmail.com>
CC: Chungjen Ho <chungjenho@gmail.com>

Hello,

I disagree with everything in your reply.

You neither attended the inspection nor the final walkthrough. Nor there was any response from you on this till yesterday.

regards,
Abdul

On 17 March 2025 9:14:09 pm UTC, Happy Hiker <shinestage@gmail.com> wrote:

Dear Abdul,

Apologies for the delayed response. I was traveling and just returned.

I previously mailed you the **Itemized Security Deposit Deduction Letter** on **February 5, 2025**. However, since you mentioned not receiving it, I am attaching a PDF copy for your reference.

Please review the attached letter, and let me know if you have any questions.

Best regards,
Sarah

On Mon, Mar 3, 2025 at 12:40 PM Abdul <abdul.ba@aol.com> wrote:

Hi Sarah,

I have not received any response on the deposit yet. If you do not respond by 4th March 2025 5:00 PM and do not return the full deposit (\$2250) by 5th March 2025 5:00 PM, I'll start the claim through court process. Any deposit returned after 5th March without (court filing fee + late payment penalty) will be considered incomplete and will be settled through court process.

As you have not responded to your address, I'll keep email as the mode of communication and all legal notices will be served to 1678 Harrison St. Apt A Santa Clara CA 95050.

-Abdul

On Saturday, March 1, 2025 at 04:46:59 PM PST, Abdul <abdul.ba@aol.com> wrote:

Hi Sarah,

I have not received my deposit yet. It's been a month. I have provided my Zelle (my phone number 408-223-5141) information and continued to be the same. Please refund.

I'll accept the deposit without penalty upto 5th March 2025. After that the same penalty you had for late rental payment applies for deposit refund.

Thank you,
Abdul

On Sunday, February 2, 2025 at 02:36:51 AM PST, AbdulK <abdul.ba@aol.com> wrote:

I'm sorry, I had invited you for inspection on or before Jan 29th with flexibility but I hadn't got any response from you.

I also confirmed about the walkthrough with enough flexibility on Jan 31st evening, well in advance. There was no response from you on that either. Please check your emails.

As I haven't got any responses,.we had left the unit in a best possible way with no damages from our end and after the cleanup as per the communicated schedule and left the keys with Apt B tenant to handover them to you upon your visit. At this point we are not expecting any deductions in the deposited amount along with relocation assistance.

I tried to get this never ending unproductive conversation and your continued harassment and threats in a peaceful way I could.

On February 2, 2025 5:37:42 AM UTC, Happy Hiker <shinestage@gmail.com> wrote:

Dear Abdul,

I received your email stating that you left the keys with the tenants in **Apt B**. However, neither you nor Apt B contacted me for a walkthrough or key return, and I have not received the keys

personally. I will need to verify the unit's status before acknowledging your move-out.

As previously stated, because you did not vacate the unit by **January 26, 2025**, the **relocation assistance no longer applies**.

I will follow up after I confirm the status of the unit.

Best,
Sarah