

Subject: Re: Demand for Return of Security Deposit and Relocation Assistance – Khuddush Abdul
Date: Tuesday, April 22, 2025 at 7:16:21 PM Pacific Daylight Time
From: Chung-Jen Ho <chungjenho@gmail.com>
To: Abdul <abdul.ba@aol.com>
CC: Cesar R. Gomez, JD <cesar@iaccarinolawgroup.com>, angelo@mylegalcoach.org <angelo@mylegalcoach.org>, Chrystal Reyes <chrystal@mylegalcoach.org>, Iaccarino Law Group <john@iaccarinolaw.com>
Attachments: img_67e49fd2e2d00

Subject: Final Offer to Resolve Security Deposit Disputes

Dear Abdul,

Thank you for your recent messages and for providing your move-out photographs. I appreciate the time and effort you've taken to share your perspective.

In the interest of resolving this matter amicably and avoiding further conflict or legal action, I am making a good-faith offer of a partial refund in the amount of \$1,125 — representing half of your original security deposit — as full and final resolution of any and all claims related to your former tenancy at 1678 Harrison Street, Unit A.

This offer reflects the following considerations:

- \$160 for prorated rent due to the delayed return of keys, and
- \$965 as a shared cost for repairs to the flooring documented after your move-out.

While I continue to believe the original deductions were justified and made in accordance with California Civil Code §1950.5, I'm extending this compromise to bring closure and avoid the unnecessary time and expense of legal proceedings for both sides.

If you agree, I will prepare a brief written agreement confirming that this payment fully resolves all matters related to the tenancy and deposit.

This offer will remain open until Friday, May 9, 2025. If I do not hear from you by that date, the offer will be considered withdrawn.

Sincerely,

Ryan

On Tue, Apr 22, 2025 at 11:46 AM Abdul <abdul.ba@aol.com> wrote: