

Re: Termination of Rental Agreement

From: Abdul (abdul.ba@aol.com)

To: chungjenho@gmail.com

Cc: happyearth2012@gmail.com

Date: Tuesday, August 1, 2023 at 02:24 PM PDT

Hello,

As far as the lease termination is concerned, I go with laws governing it. I can be flexible as I was in the past but do not expect all the times especially when you threatens with an illegal lease termination notice in response to my legitimate maintenance needs over the years.

I assume the lease will continue with no additional action as per the terms, if not terminated following the due process. This is neither a good news for us without your commitment to address outstanding maintenance asks. Last lease year went through significant distress and loss of valuables, change of travel plans and inconvenience on top of ongoing issues due to the way renewal and maintenance was handled. Despite, I absorbed it with extra burden. There is a limit on how much I can adjust. I'll work on what is best for my family once I'm out from my personal hardship.

I respect and value our association so far and will take necessary steps when appropriate. If you see I'm in violation and continuing illegally, you are free to proceed with legal action against me and I'll respond myself to the authority or appoint someone to represent me in my absence, if necessary.

Thanks,
Abdul

On Monday, July 31, 2023 at 07:38:52 PM PDT, Chung-Jen Ho <chungjenho@gmail.com> wrote:

Hi Abdul,

I hope this email finds you well. As you are aware, your lease agreement for 1678 Harrison Street Unit A, Santa Clara, CA was set to terminate on July 31, 2023. I had previously sent you a notice on March 31, 2023, as a reminder of the impending termination, and we had a conversation on June 1, 2023, regarding the impending termination. However, since then, I have been unable to establish contact with you, and I understand from reliable sources that you had to leave the country due to a family emergency in Pakistan. I sincerely hope that everything has settled and your family is now doing better.

Given the circumstances and the challenges you've had to deal with, I wanted to reach out to you again to check on your current status and plans regarding the property. If you have returned and are considering moving out, kindly inform us at your earliest convenience so we can proceed with necessary arrangements.

On the other hand, if you are interested in continuing your stay at the property, please know that we are

understanding of your situation and would be more than willing to accommodate your request. All we require in such a case is to draft a new lease agreement that aligns with your preferences.

Your prompt response would be greatly appreciated, as we aim to plan accordingly and avoid any inconvenience for both parties involved.

I empathize with the situation you faced during your family emergency, and I want to assure you that I'm here to assist you in any way possible to make the transition back to your living arrangements as smooth as possible.

Please respond to this email or get in touch with me at 650-815-8249 at your earliest convenience. Your communication will help us move forward with the necessary arrangements effectively.

Thank you for your attention to this matter, and I eagerly await your response.

Best regards,
Chung-Jen

On Wed, May 31, 2023 at 10:20 PM Chung-Jen Ho <chungjenho@gmail.com> wrote:

Hi Abdul,

I hope this email finds you well. I wanted to follow up on the email Sarah sent on March 8, 2023, regarding the termination of your rental agreement for the property located at 1678 Harrison Street #A, Santa Clara, CA 95050.

As mentioned in her previous email, it is essential to receive written acknowledgment of the termination notice, as per the terms of our agreement. I would appreciate it if you could confirm receipt of the email and acknowledge your understanding of the termination and the requested move-out date of July 31, 2023.

If you have any questions or concerns regarding the notice or need any assistance with the transition, please do not hesitate to reach out to me. It is crucial for us to ensure a smooth process for both parties involved.

I kindly request your prompt attention to this matter and appreciate your cooperation. Thank you.

Best regards,
Chung-Jen

On Wed, Mar 8, 2023 at 8:37 PM Sarah Ho <happyearth2012@gmail.com> wrote:

Hi Abdul,

On 12/13/2022, we verbally informed you that your rental agreement for the property located at 1678 Harrison Street #A, Santa Clara, CA 95050, will be terminated on July 31, 2023. This is to formally inform you that as per the terms of the agreement, which requires termination in writing. We are providing you with this written notice as early as possible to give you ample time to make any necessary arrangements and ensure a smooth transition.

Please take note that this letter serves as the official notice of termination and we kindly request that you vacate the property on or before the above-mentioned date and return the keys to the property. We also ask that you leave the property in good condition, consistent with normal wear and tear.

If you have any questions or concerns regarding this matter, please do not hesitate to contact me. I would be happy to discuss any issues with you and assist in any way possible.

Thank you for your understanding and cooperation in this matter.

Sincerely, Sarah