

30-DAY NOTICE TO COMPLY  
WITH LEASE OR QUIT PREMISES  
(CONVENTIONAL)

TO: Joshua C Wiechman

AND ALL OTHERS OCCUPYING THE PROPERTY LOCATED AT:  
809 Olive Way Apt 1105, Seattle WA 98101

YOU ARE HEREBY NOTIFIED to perform and comply with the conditions of your rental agreement for the premises in the following particulars:

You have violated the following rental agreement provisions/rules and regulations:

Paragraph 20. Limitations on Conduct.... The apartment ... must be kept clean and free of trash, garbage, and other debris.... You agree to keep all passageways... free of obstructions such as trash, storage items, and all forms of personal property.

Paragraph 29 When We May Enter Subsection 2...entry is for: responding to your request; making repairs or replacements...Refusal to allow us or our agents or vendors to enter the unit after proper notice,... shall be material violation of this agreement.

The following actions constituted the specific violation: Personal items in the home making it inaccessible to complete repairs in the home as well as resident refusing our vendor to come in for repairs due to flood that occurred on 9/15/23. Rob Nelson, our Service Supervisor made aware that the toilet in the resident overflowed and contacted ATI, our mitigation and repair vendor. ATI arrived and completed mitigation for 1105 and 1104. 1105 was noticed with proper notice in regards to Sherwin coming to replace his flooring and carpet. We requested the resident to remove his items out of his home and provided free storage units and overnight accommodation while flooring would be getting installed. Resident is not letting the vendor enter for repairs that need to be completed which requires him to move his items out of the home for a short period of time.

You need to do the following to comply with the requirements of this notice: Remove all items in living room and bedroom in the home. Make a clear and easy access into and around the home. Remove items in the home for Sherwin Williams and ATI to complete flooring and carpet replacement due to leak.

On or before December 19<sup>th</sup> 2023, which is at least 32 days from the date of the service of this notice, you must either comply with the particulars itemized above or else quit the above-described premises and surrender possession.

If you fail to comply with your rental agreement or do not vacate the premises pursuant to this notice, judicial proceedings may be instituted for your eviction. If you vacate the premises but the term of your rental agreement has not expired, you will also be liable for rent for the balance of the rental term and other costs as provided by law.

**RIGHT TO LEGAL COUNSEL: CITY LAW PROVIDES RENTERS WHO ARE UNABLE TO PAY FOR AN ATTORNEY THE RIGHT TO FREE LEGAL**

**REPRESENTATION IN AN EVICTION LAWSUIT.** If you need help understanding this notice or information about your renter rights, call the Renting in Seattle Helpline at [\(206\) 684-5700](tel:(206)684-5700) or visit the web site at [www.seattle.gov/rentinginseattle](http://www.seattle.gov/rentinginseattle).

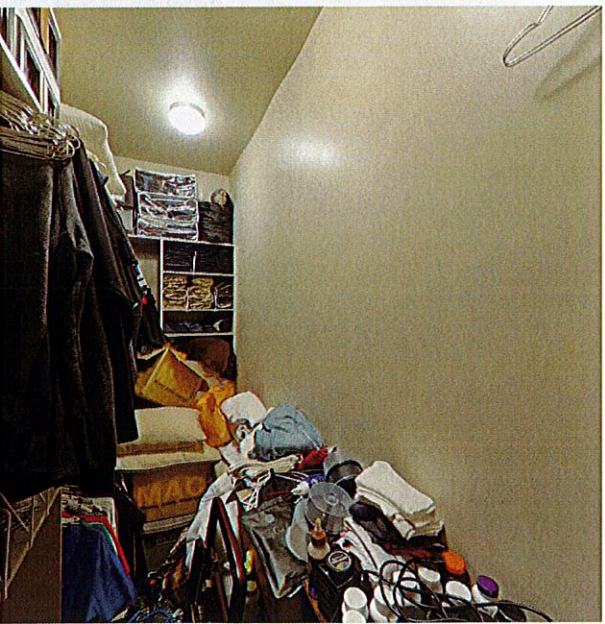
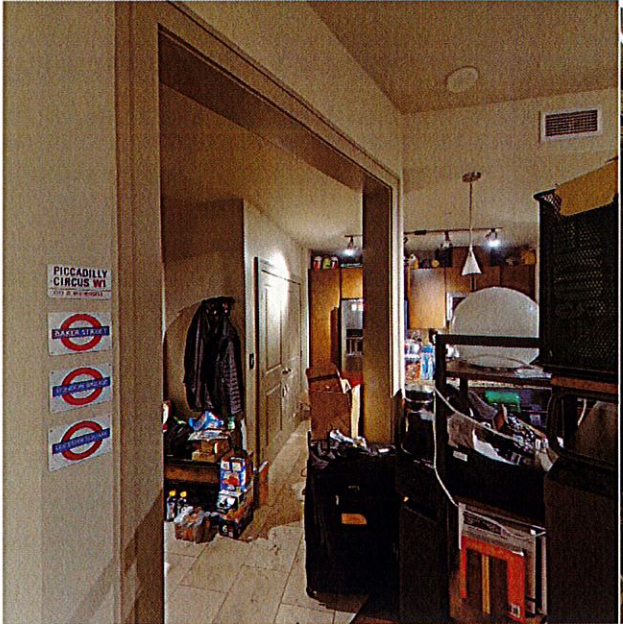
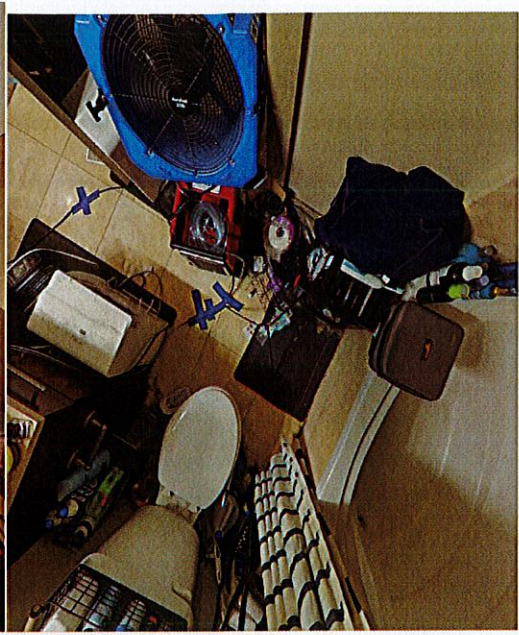
Landlord may choose to end the tenancy at the end of the rental term if there are 4 violations in the 12 months preceding the end of the lease or tenancy. Correcting the 4<sup>th</sup> or subsequent violation is not a defense to the landlord ending the lease or tenancy under this subsection.

DATED: 11/16/2023

Amada Shpeika  
man ohren owner LLC  
(Name of Landlord)

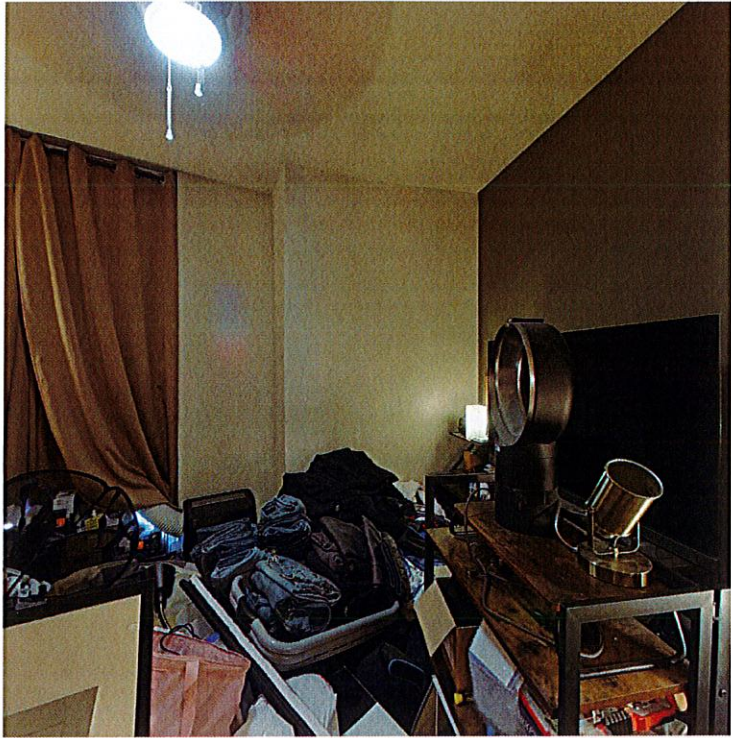
Amada Shpeika  
Signature















## #1105 Vinyl Replacement Schedule Confirmed

The Olivian Manager <theolivianmgr@greystar.com>

Fri 11/3/2023 5:47 PM

To:josh.wiechman@gmail.com <josh.wiechman@gmail.com>

Cc:The Olivian Assistant Manager <theolivianmgr@greystar.com>;The Olivian Maintenance <theolivianmaint@greystar.com>

Hi Josh,

Thank you for allowing us to come in today along with Tyler from ATI to determine the gameplan moving forward for the necessary water damage repairs in your home. We did confirm that because the vinyl plank flooring in your home is no longer in production and we do not have spare pieces available, the entire floor will need to be replaced. Our restoration vendor, ATI, has scheduled the vinyl replacement and carpet pad stretch for Monday, November 13<sup>th</sup>. Baseboard install is scheduled for November 15<sup>th</sup> and 16<sup>th</sup>.

The contents from the dining/living room area will need to be temporarily relocated before 11/13. You do not need to move any items from your bedroom. We have 3 storage units available for you to use: S503, S504, and S506. You can begin moving items into those storage units as soon as possible. Once ATI confirms that the necessary repairs in your home have been completed, you will be able to move all of these items back in.

We appreciate your patience while we've been working to have the damage assessed and repairs scheduled. Please let us know if you have any questions in the meantime.

Best,

**Lani Anderson** | Community Manager

**The Olivian** | 809 Olive Way | Seattle, WA 98101

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