



Re: ADA/FHA Accommodation Request and Notice of Urgent Health Risk – Unit #2145

From Copeland, Katie <K.M.COPELAND@tcu.edu>

Date Mon 6/30/2025 8:50 PM

To The Bowery - Kodi Walker <kowalker@weinsteinproperties.com>; LBenaicha@weinsteinproperties.com <lbenaicha@weinsteinproperties.com>

Dear Ms. Walker and Legal Counsel:

This message serves as formal notice that I have filed complaints with the following agencies regarding Weinstein Properties' ongoing violations of Texas and federal law:

1. **Texas Department of Licensing and Regulation (TDLR)** – Complaint #0000018107 for unlicensed mold assessment and remediation in violation of *Texas Occupations Code § 1958.101*
2. **U.S. Department of Housing and Urban Development (HUD)** – Complaint for denial of reasonable accommodation under the *Fair Housing Act* and *Americans with Disabilities Act (ADA)*

Your team's attempt to perform in-house assessment and remediation on a unit declared **“unfit for human occupancy”** by licensed Mold Assessor Kyle Reist (License #MAC1742), with mold-affected areas exceeding 25 contiguous square feet, is unlawful under Texas law.

“A person may not engage in mold assessment or mold remediation unless licensed to do so.” – *Tex. Occ. Code § 1958.101(a)*

To be clear, my prior consent to entry on June 27, 2025, was **limited to visual observation only**. At no point did I authorize an assessment, demolition, unlicensed remediation, or baseboard removal. Your team's actions have worsened my documented medical conditions and further contaminated personal property belonging to me, my children, and our service animals.

I do not consent to any further entry for unlicensed remediation or inspection. Any such attempt will be documented and added to the complaints already filed with TDLR and HUD.

I continue to request **reasonable accommodation** under the ADA and Fair Housing Act based on documented disability and medical necessity. A licensed environmental professional has confirmed my unit is **unsafe to occupy**, and my treating providers support immediate removal from the exposure environment. I have proposed a 14-day temporary relocation to The Nobleman Hotel (availability confirmed), with boarding for my service animals at Doggie Diggs next door.

Despite clear evidence of health risk and legal obligation, you have declined to facilitate temporary relocation. The denial of this medically necessary request creates clear exposure under the ADA, FHA, and *Texas Health & Safety Code*.

I request the following by **July 1, 2025 at 4:00 PM Central Standard Time**:

1. Written confirmation that **no unlicensed remediation** will be attempted;
2. Approval of the requested **reasonable accommodation** or a legally compliant alternative;
3. The **name and contact information** of Weinstein Properties' **insurance carrier** for this matter;
4. Contact details for **Weinstein Properties' legal counsel**.

I have acted in good faith and remain open to lawful, cooperative resolution. However, I will continue to pursue all available remedies under state and federal law if necessary.

I would like to know how you intend to offer this—especially if there are no comparable units available. Will you be assisting with relocation logistics? I would like to consider all options, but in the meantime, I stand firm in my position that immediate relocation is medically necessary and legally protected.

I reject your characterization that the unit is safe to occupy. This conclusion directly contradicts the licensed mold assessor's written findings, my documented medical conditions, and applicable state and federal law.

Sincerely,
Katie Copeland
(817) 789-8498
QuinnAndPoppy@gmail.com

From: The Bowery - Kodi Walker <kowalker@weinsteinproperties.com>
Date: Monday, June 30, 2025 at 5:42 PM
To: Copeland, Katie <K.M.COPELAND@tcu.edu>
Subject: RE: ADA/FHA Accommodation Request and Notice of Urgent Health Risk – Unit #2145

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Hi Katie –

I want to start by emphasizing that your health and safety are always our top priority. We take this matter very seriously, and I want to personally assure you that our team is trained to follow all EPA guidelines when performing repairs of this nature. The work we're prepared to carry out is aligned with these standards to ensure everything is handled safely and effectively.

I want to confirm that there is no active leak detected in your home, and all necessary repairs have already been completed. Our team has conducted a thorough assessment, and moisture readings

confirm that the area is dry. With no signs of water present, there is no risk of continued mold growth at this time.

City's Codes and Compliance department recently stopped by and informed us that they had visited your home. While we have not yet received an official report, they have requested that the necessary repairs be completed timely. With that in mind, we would like to schedule the repair work for tomorrow to resolve this quickly and minimize any disruption to your routine. This includes, but is not limited to, the replacement of baseboards and effected areas of sheetrock. The work is limited in scope, non-invasive, and can be completed within a day with minimal to no disruption to your daily routine. However, if you would prefer for us to complete the work while you are away from the home for your own peace of mind, we are more than happy to coordinate a time that works better for you.

As mentioned, the scope of the work is limited, non-invasive, and will be completed within a day. Based on our assessment, there is no need for you to vacate the home or arrange for hotel accommodations. At this time, we are not able to accommodate requests for relocation or hotel reimbursement. However, if you feel that remaining in the home during this process is not comfortable for you, we completely understand and want to support you. We're happy to offer the option to transfer to another unit or to end your lease early without penalty.

Since you reported this issue, it is important that we demonstrate our responsiveness and complete the necessary repairs.

Please feel free to reach out with any questions or concerns!

Thank you,



Kodi Walker | Property Manager

The Bowery at Southside Apartments
220 East Broadway Ave. | Fort Worth, TX 76104
Call or Text **833.887.1948**
[WEBSITE](#) | [RESIDENT SERVICES](#)

From: Copeland, Katie <K.M.COPELAND@tcu.edu>
Sent: Monday, June 30, 2025 2:09 PM
To: The Bowery - Kodi Walker <kowalker@weinsteinproperties.com>
Cc: Lile Benaicha <lbenacha@weinsteinproperties.com>; wp@weinsteinproperties.com
Subject: ADA/FHA Accommodation Request and Notice of Urgent Health Risk – Unit #2145
Importance: High

Caution: This is an EXTERNAL EMAIL - Be cautious of clicking links and opening attachments.

If you suspect that this is a phishing email, report this to IT by entering a computer help ticket.

Dear Ms. Walker,

This message constitutes a formal request for reasonable accommodation under the Americans with Disabilities Act (ADA), the Fair Housing Act, and related Texas laws.

I understand from Fort Worth Code Compliance that you claim I am not cooperating with remediation. That statement is demonstrably false. I have

repeatedly offered access and expressed willingness to allow remediation, as documented in our ongoing correspondence. My sole concern has been ensuring the work is conducted **legally, safely, and by licensed professionals**, as required under Texas law.

As you are aware, I have multiple serious health conditions—including immunological, neurological, and vascular disabilities—that substantially impair major life activities and render me particularly vulnerable to environmental triggers such as mold toxins. These are documented by my treating physicians and home health providers.

Despite repeated notice—including my March 5 email—you and your team assured me the issue had been addressed. However, a licensed mold assessor has now confirmed the presence of **Stachybotrys, Chaetomium, and extensive moisture damage**, concluding that my unit is “**unfit for human occupancy.**” My symptoms—vision loss, chronic inflammation, nosebleeds, respiratory issues, cognitive dysfunction, severe fatigue, and burning eyes—have worsened significantly since your staff began removing baseboards and “inspecting” the unit without containment or proper licensure.

(See Texas Occupations Code Sec. 1958.101(a): A person may not engage in (1) mold assessment or (2) mold remediation unless licensed to do so.)

I am also attaching the **State Farm denial letter**, which confirms that **displacement costs are not covered**, contrary to your suggestion that I consult my renter’s insurance.

Reasonable Accommodation Request:

Under federal and state disability laws, I am requesting:

1. **Temporary relocation for at least 14 days** to The Nobleman Hotel (availability confirmed)
2. **Boarding for my two service animals** at Doggie Diggs next door during this time (\$85/night)
3. **Licensed mold remediation** in compliance with Texas Occupations Code Sec. 1958.101

This temporary relocation is a **reasonable accommodation directly tied to my disability**, and is **medically necessary** based on both physician input and the professional mold report. It would also allow your team full access for remediation without exposing me to further medical harm.

I am open to other creative solutions—hotel, extended stay, or temporary alternative unit—but I **cannot safely remain** in an environment now confirmed

to be hazardous to my health.

⚠ **Please confirm by 6:00 PM today that:**

1. This accommodation request is approved
2. No further demolition or unlicensed work will occur
3. Arrangements for The Nobleman and Doggie Diggs are being made immediately

I remain willing to fully cooperate with remediation—**so long as it is legal, licensed, and does not further endanger my health.** I hope this matter can be resolved cooperatively, without need for additional regulatory enforcement or litigation.

Sincerely,
Kathryn Copeland
405 Crawford Street, Apt. 2145
Fort Worth, TX 76104
(817) 789-8498

Attachments:

- BioTex Mold Report (6/18/25)
- State Farm Denial Letter
- March 5 Mold Notice Email
- Texas Occupations Code Sec. 1958



From: Copeland, Katie <K.M.COPELAND@tcu.edu>

Date: Friday, June 27, 2025 at 5:29 PM

To: The Bowery - Kodi Walker <kowalker@weinsteinproperties.com>

Subject: Re: URGENT HEALTH & SAFETY ISSUE – Formal Notice & Request for Accommodations – The Bowery at Southside Unit #2145

Ms. Walker,

Thank you for your response regarding the mold in my apartment. I'm writing to clarify several critical concerns before any remediation begins.