

**Tenant Defense Packet: Brighton Young & Suzanne Spaulding v. Family International Home Builders, LLC / Randell Walden**

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**Premises:** 7200 Gulf Blvd., Apt. 6, St. Pete Beach, FL 33706

**Prepared for:** Legal Counsel Review

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**Cover Letter to Counsel**

To Whom It May Concern,

We, Brighton Young and Suzanne Spaulding, are seeking legal representation to defend against an unlawful eviction filed against us as tenants of 7200 Gulf Blvd., Apt. 6, St. Pete Beach, FL. We have compiled this packet to summarize the facts, provide documentation of our tenancy and the landlord's violations, and demonstrate our good-faith efforts despite his neglect and harassment.

The attached materials include:

- Chronological timeline of key events
- Summary of legal violations and our mitigation efforts
- Damages suffered to date
- Supporting exhibits (lease, receipts, photos, texts, court records)

We believe the landlord's actions violate Florida Statutes, constitute unlawful self-help eviction tactics, and entitle us to injunctive relief and damages. We seek counsel to:

- Defend the eviction action
- Obtain restoration of electricity and habitable conditions
- Pursue damages for his statutory and contractual breaches

Please let us know if additional information is needed. We are prepared to provide testimony and all supporting evidence. Thank you for reviewing this matter.

Sincerely,

**Brighton Young & Suzanne Spaulding**

[Contact Info]

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## Parties

- **Tenants/Defendants:**

- Brighton Young
- Suzanne Spaulding (roommate, co-tenant, and co-signer on lease)

- **Landlord/Plaintiff:**

- Family International Home Builders, LLC, managed by Randell Walden and Alisha Thigpin Matthews

- **Premises:**

- 7200 Gulf Blvd., Apt. 6, St. Pete Beach, FL 33706
  - *Note: USPS and lease recognize the premises as 7200 Gulf Blvd., Apt. 6. Property records, foreclosure, and bankruptcy filings list the parcel as 7210 Gulf Blvd. The two lots are combined and treated as one property.*

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## Legal Context / Desired Outcome

We, Brighton Young and Suzanne Spaulding, are the lawful tenants of 7200 Gulf Blvd., Apt. 6, under a lease agreement dated July 12, 2023, with Family International Home Builders, LLC, managed by Randell Walden. Since moving in, we have endured escalating mistreatment by the landlord and/or their agents, including harassment, unsafe and uninhabitable conditions, utility shutoffs, and retaliatory eviction attempts — all despite our compliance with the lease and payment obligations.

These actions violate our rights as tenants under Florida Statutes, including:

- The right to habitable living conditions (Fla. Stat. §83.51)
- Protection against retaliatory eviction (Fla. Stat. §83.64)
- Prohibition of “self-help” eviction tactics (Fla. Stat. §83.67)
- The right to quiet enjoyment of the premises

We seek legal representation to:

- Defend against the unlawful eviction action and preserve our tenancy
- Obtain an injunction restoring utilities and stopping harassment

- Pursue damages for the harm, out-of-pocket expenses, and emotional distress caused by the landlord's actions
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### **Summary of Violations & Tenant Mitigation Efforts**

Since taking possession of the premises on July 12, 2023, we, Brighton Young and Suzanne Spaulding, have acted in good faith as tenants, paying rent, maintaining the property to the best of our ability, and even proposing ideas to help the landlord monetize and improve the building. Despite our efforts, we have endured severe mistreatment, neglect, and harassment.

The landlord, Randell Walden, owns Family International Home Builders, LLC. For approximately five months, Alisha Thigpin Matthews acted as the property manager before disappearing entirely. When Randell initially left, he claimed to be hospitalized with serious kidney and heart conditions. Out of compassion, we believed him and supported the property in his absence.

In reality, both Randell and Alisha abandoned all responsibility:

- Stopped maintaining the property
- No rent collection or lease renewal process
- No response to maintenance issues
- Deteriorating infrastructure (electricity, hot water, roof)

We took the following steps:

- Proposed ideas to generate revenue for the landlord
- Installed temporary roofing materials to prevent interior water damage
- Cleaned and maintained shared areas
- Opened utility accounts at our own expense to restore essential services
- Stayed through hurricane conditions and repaired storm damage

In contrast, the landlord:

- Filed for bankruptcy (Chapter 11) to stall foreclosure
- Failed to insure or properly maintain the building
- Permitted or caused utility shutoff, violating tenant protection laws

- Filed false eviction claims alleging we are squatters
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### **Statement of Facts**

1. On or about July 12, 2023, we, Brighton Young and Suzanne Spaulding (“Tenants”), entered into a written lease agreement with Family International Home Builders, LLC (“Landlord”), owned and managed by Randell Walden.
  2. The lease was executed by the landlord’s then-agent, Alisha Thigpin Matthews.
  3. We complied with our obligations under the lease, including payment and upkeep.
  4. By March 2024, the landlord ceased paying for the building’s hot water and common area electricity. We opened a Duke Energy account in April 2024 to restore limited services.
  5. In November 2023, a stranger delivered a fake eviction notice, followed by further harassment via text and unannounced visits.
  6. By March 2024, both landlord and property manager had disappeared. No maintenance was performed.
  7. We bought roofing materials, installed temporary tarps, and cleaned the premises ourselves.
  8. On May 4, 2025, Randell returned briefly before a scheduled May 6 foreclosure auction. He filed Chapter 11 bankruptcy on May 5 to stay the sale.
  9. On June 13, 2025, Duke Energy fully disconnected the property from the electrical grid.
  10. In July 2025, a false eviction complaint was filed, calling us squatters and alleging nonpayment, despite clear proof of lease, residency, and past payments.
  11. We continue to reside at the premises and seek lawful relief.
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### **Damages to Date (Estimates)**

- Roof repair materials: \$[TBD]
- Utility bills (tenant-paid): \$[TBD]
- Food spoilage, candles, alt energy: \$[TBD]

- Time lost from work: \$[TBD]
- Emotional distress: [TBD with counsel]

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## **Exhibits Index**

### **Exhibit Description**

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|----|--|
| 1  | Lease Agreement  |
| 2  | Utility shutoff notices and records                      |
| 3  | Duke Energy account confirmation                         |
| 4  | Harassing text messages and photos                       |
| 5  | Foreclosure auction notice                               |
| 6  | Bankruptcy docket for Randell Walden                     |
| 7  | Photos of roof repairs, tarp, and maintenance            |
| 8  | Photos of electrical disconnection and living conditions |
| 9  | Rent receipts and payment proof                          |
| 10 | Filed eviction complaint                                 |

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## **Attorney Consult Questions**

### **Strategy & Relief**

- How can we immediately stop the eviction?
- Is there a basis for dismissal due to false claims?
- Can we file for an emergency injunction to restore power?

### **Counterclaims**

- What damages can we seek under Fla. Stat. §83.51 and §83.67?
- Are we eligible for punitive damages or attorney's fees?

**Evidence & Filing**

- Is our documentation sufficient to prove tenancy and violations?
- Should we obtain tenant affidavits or expert testimony?

**Bankruptcy Effects**

- How does the Chapter 11 bankruptcy affect this eviction?
- Can the landlord even evict while noncompliant with bankruptcy terms?

**Next Steps**

- What are the deadlines to file a response or countersuit?
- Can we negotiate or demand settlement from the landlord?

**Costs**

- Do you offer contingency or flat-rate services?
- Are there local pro bono or housing justice resources available?

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**Prepared by:** Brighton Young & Suzanne Spaulding

**Date:** 07/14/2025