From:

Chang uk Chi

3868 Martin Rd.

Huntingdon Valley, PA 19006

(215) 947-1038

To:

Carrie Johnson

Donald Johnson

3378 Cashel Lane

Corona, CA  92882

Dear Carrie and Donald,

As you will recall you moved into my house at 3378 Cashel Lane, Corona, CA, on May 1, 2010, agreeing to pay $2300 per month rent on the first of each month.

Then suddenly since May you have not sent any rent payment.  You then sent a later on June 20th stating that you were withholding rent due to molding in the house.

I realize that you were unhappy with this however we made several attempts to try to fix this issue.  After setting the first appointment with the technician, we were unable to finish the job because you said that you were busy and we had to do it another time.  Continued attempts after that to enter the house were also denied.

Because the rent is needed in paying the mortgage we ask that you pay the rent due from 6/16/2012 to July 29th, the day that you moved out, which is $3301.51, minus the $600 pet deposit which remained. It is from 6/16 because out of good faith we let you use all of the deposit, a month and a half, for rent since May.  We will gladly credit the full pet deposit back to you if an agreement is made so you would only have to pay $2701.51.   If necessary, I will take this dispute to court because, as you know, I am on a tight budget.  I hope that this isn’t necessary and that we can arrive at a sensible compromise.

I am willing to try to mediate this dispute, if you agree.   I have tried to call you with no success.  Perhaps you can give me a call in the coming week to talk this over.

Sincerely,

Chang uk Chi

(215) 947-1038