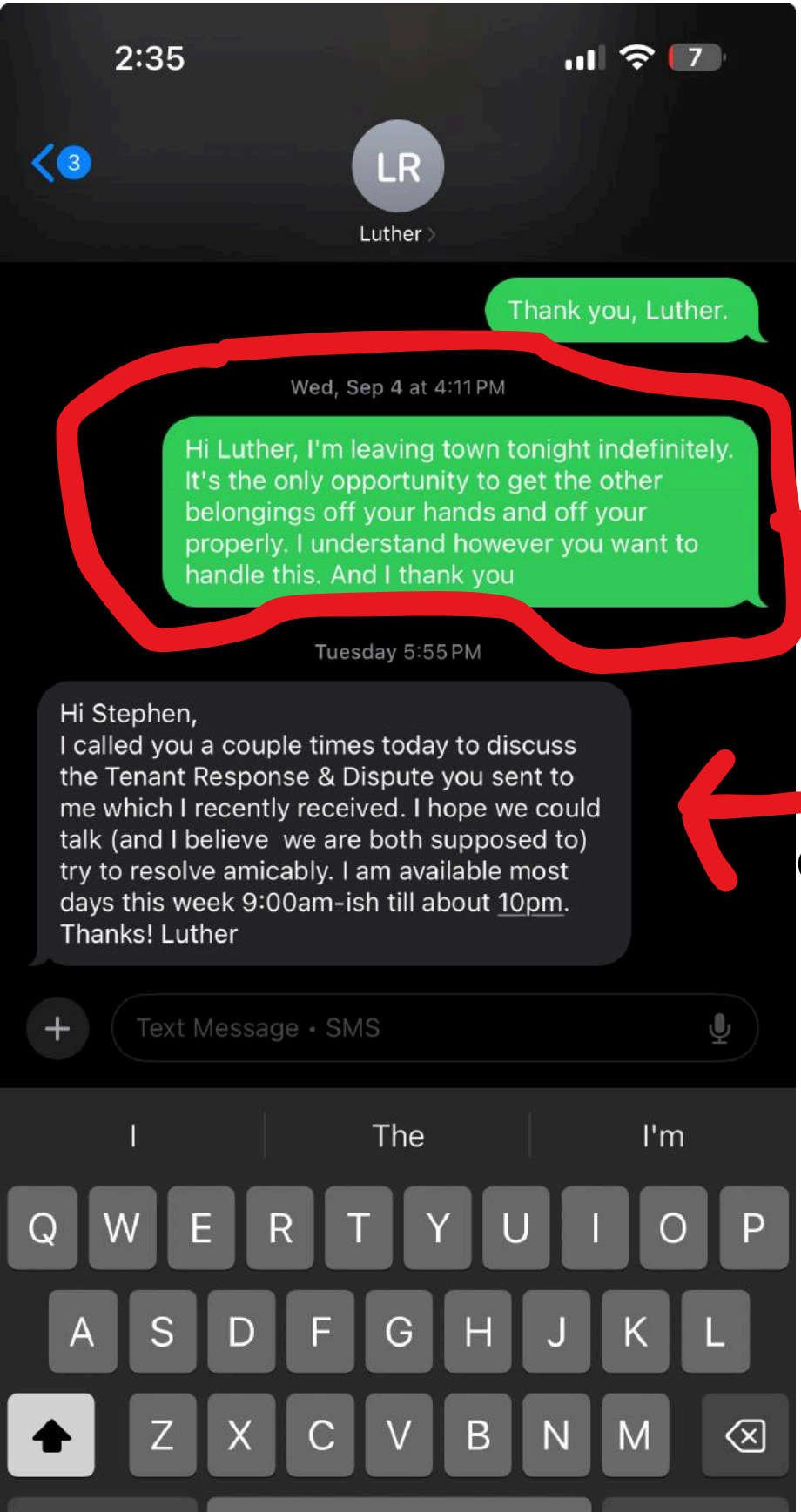
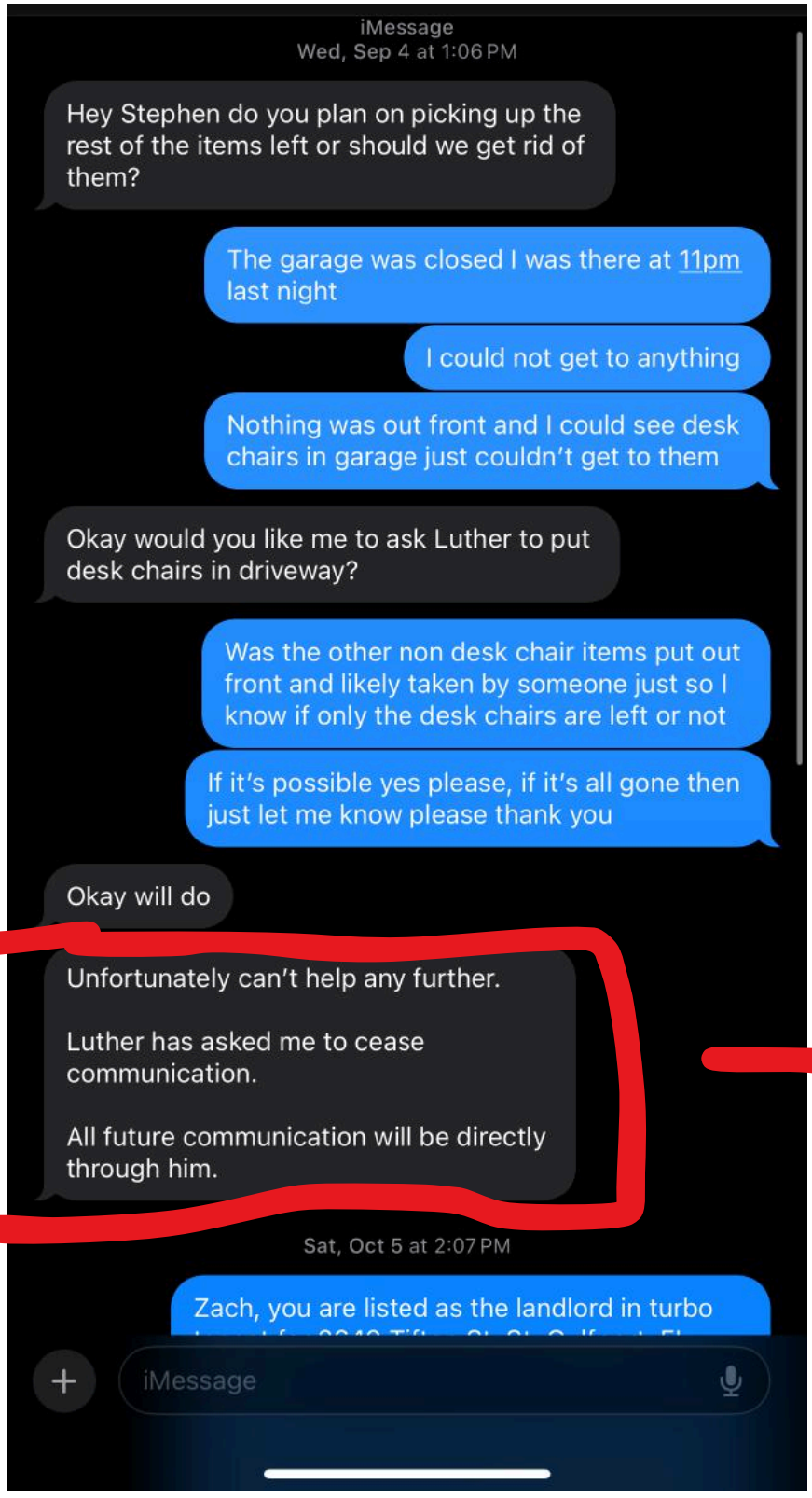
LAWYER FAILS TO RESPOND TO TENANT REQUEST TO RETRIEVE PERSONAL PROPERTY. NO WRITTEN COMMUNICATION FROM AUG 30TH - OCT 29TH



Wednesday, September 4th

Tuesday, October 29th, 2024

LAWYER USES LOCAL FLORIDA REALTOR AS OFFICIAL PROXY FOR PROP MANAGEMENT RELATED ITEMS. PROXY PROVIDES WRITTEN NOTICE OF HIS INSTRUCTIONS BY LANDLORD TO CEASE COMMUNICATION



Wednesday, September 4th

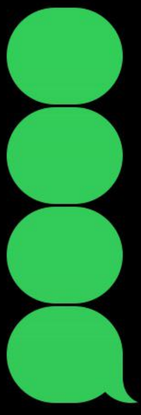
Tue, Mar 26 at 12:02 PM

Hi Luther, we had a break-in last night. We are okay and the man was arrested at 3:30am just this morning. The police were on site, report filed, and charges pressed. Initially, it was "trespassing" per the police but I just found evidence he had intent to steal. So I am calling to alter the charges to include Burglary. And we just now discovered minor damage to one piece of furniture in the house. Easier to talk it all through but I'd like to document this with you so you are fully aware

Tue, Mar 26 at 3:23 PM

Absolutely. Document with the police and take photos. Glad you are okay and the perpetrator was caught. Please call me today when you are available. We've never had any activity like this in the past.

Tue, Mar 26 at 6:19 PM



That's the bulk of the pictures I took.

Thu, Mar 28 at 5:59 PM

Luther, sharing this rap sheet of the man who entered our home. It's terrifying to press charges even though I told the officer “yes” to charges pressed for trespassing. I don't know if that created a charge or if I have actions to take to do so.

I spoke to an attorney here. After digging in, he advised me to back off, considering he has no assets and acts with violence often. He said I was likely to create risk by going after him, which I didn't like hearing.

The adrenaline has worn off, and we both realize how dangerous the other night was and how lucky we were.

Now, knowing what I know about his background, I'm worried about us living here. I think it will dissipate in time, but I need to decide what to do vs what not to do.

Either way, I'd like to get cameras to alert us with motion detectors, and I can buy those if you agree. They will be attachable to the exterior but not cameras requiring drilling. Ring cameras have worked for me before.

We'd also feel safer with metal, lockable gates.

As of now, they don't lock, and he knows that.

He got a DUI the same night (the police told me), but today, his car is gone from his driveway, so he is driving—no regard for much.

And I'm skeptical the DUI was even given as the DUI as the cops seemed to know and like him. His mindset is vengeful, and no one can

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And I'm skeptical the DUI was even given as the DUI as the cops seemed to know and like him. His mindset is vengeful, and no one can tell me we aren't on his hit list for pressing trespassing charges. The attorney also said I couldn't prove he intended to steal anything, so burglary charges won't hold.

Thu, Mar 28 at 9:29 PM

The perpetrator sounds like a bad person and repeat petty criminal. I hear you and agree it might be best to not press charges. And hopefully never see this guy again. The city and society don't really have a good answer re what punishment for people like that. No respect for others and no interest in rehab
I'm okay with you getting motion detector cameras as long as no drilling. Other renters have installed them up here. Also maybe put a plastic sign in the yard that says video surveillance. Might be a deterrent too.
Let's hope in the end this is an isolated and 1-time only event. I plan to come down in April and check things.

Wed, Apr 3 at 1:38 PM

Received April 2024 rent check
PNC Chk #216.
Thanks!
Look forward to seeing you later this month.

Wed, Apr 3 at 3:25 PM

Wed, Jan 10 at 8:21 PM

Hi Luther, yes, and I will be there for the game Monday. I'll represent Philly with class, but not TOO much class! ;-)

Go birds!

Also, i wanted to get your advice on the kitchen sink.

It's gradually gotten worse with ongoing clogging on the left side.

I've tried multiple de-clogging products. Some worked but only rarely. Now, nothing really works.

Any little bit of water will sit and drain only after about 24 hours so we can only effectively use the right side of the sink to avoid water building up on the left.

I'd be happy to run with any handy requirements within the bounds of basic handyman quick fix skills that you may be aware of, but, respectfully, I wouldn't want to tinker with anything more than basic de-cloggers fluids when dealing with plumbing, pipes, etc that don't belong to me.

Open to any insights and advice. Thank you. Everything else is perfect. Loving it

Thu, Jan 25 at 7:59 PM

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Thanks for the update and I will confirm when receive the check. Have a great weekend!

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Thanks! Luther

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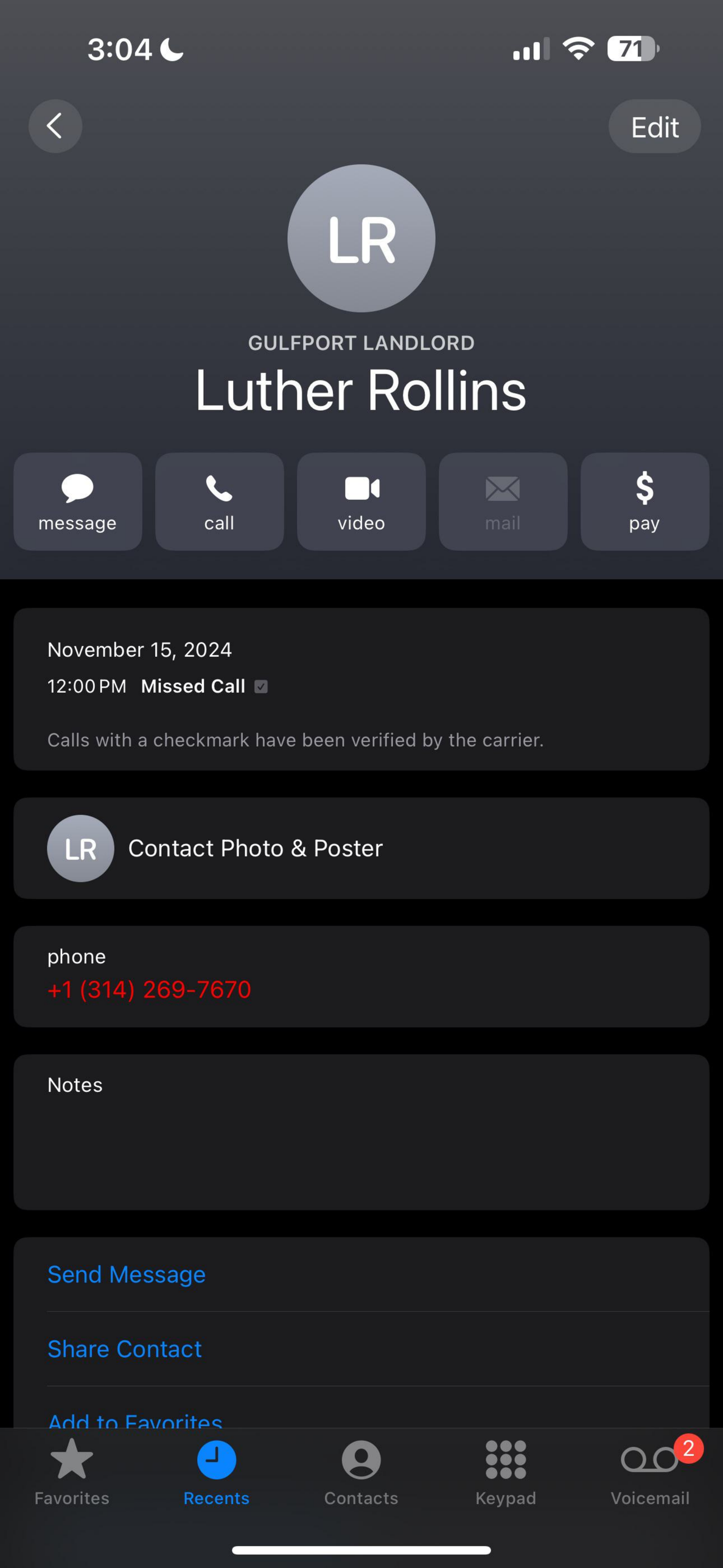
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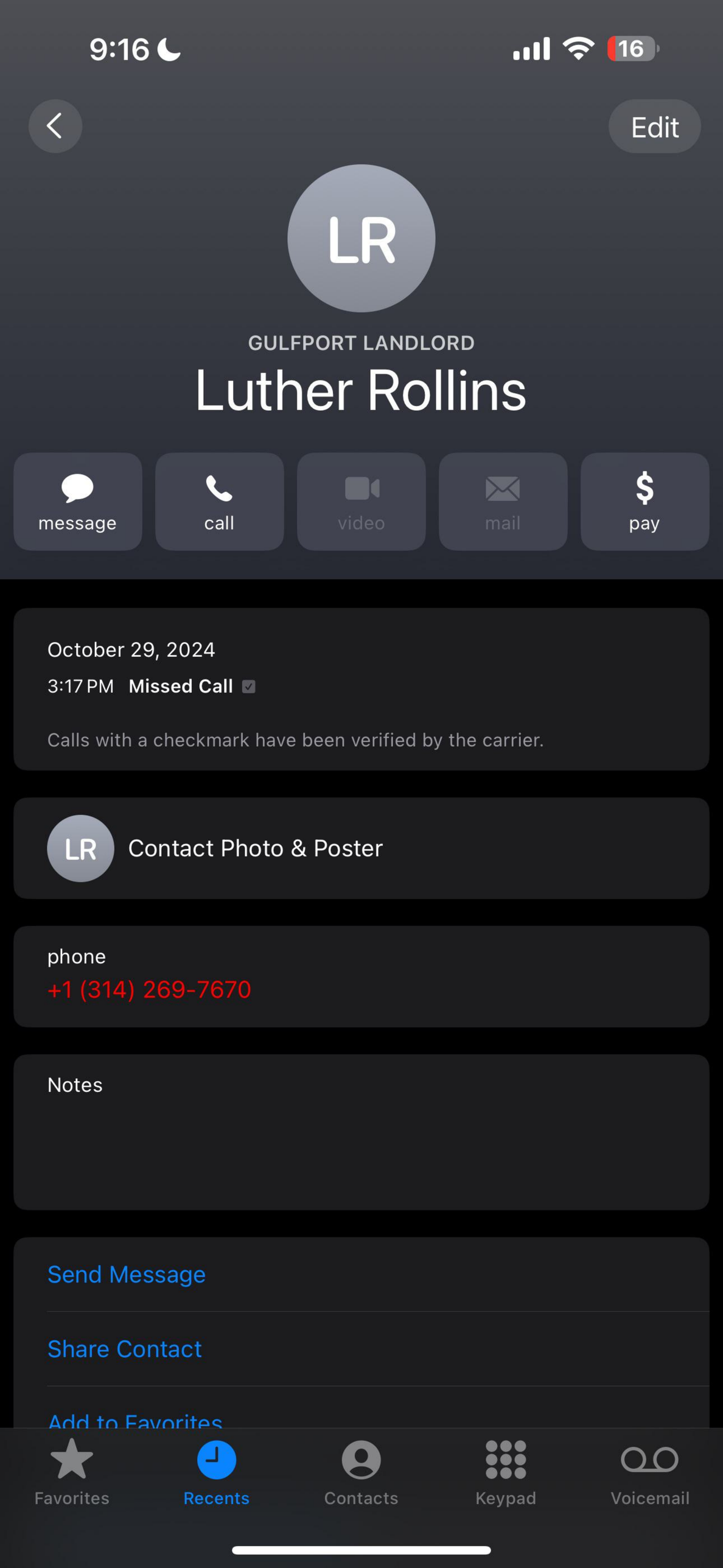
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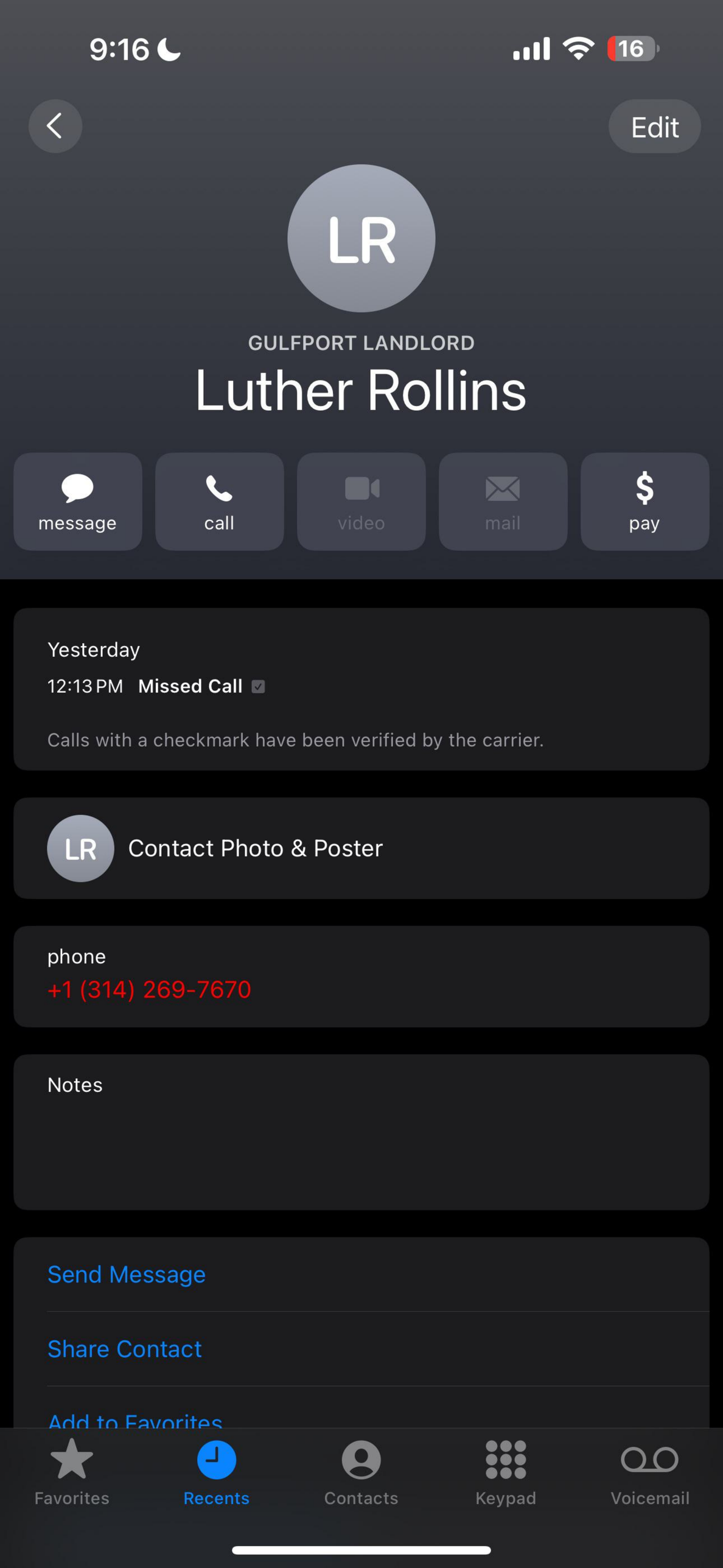
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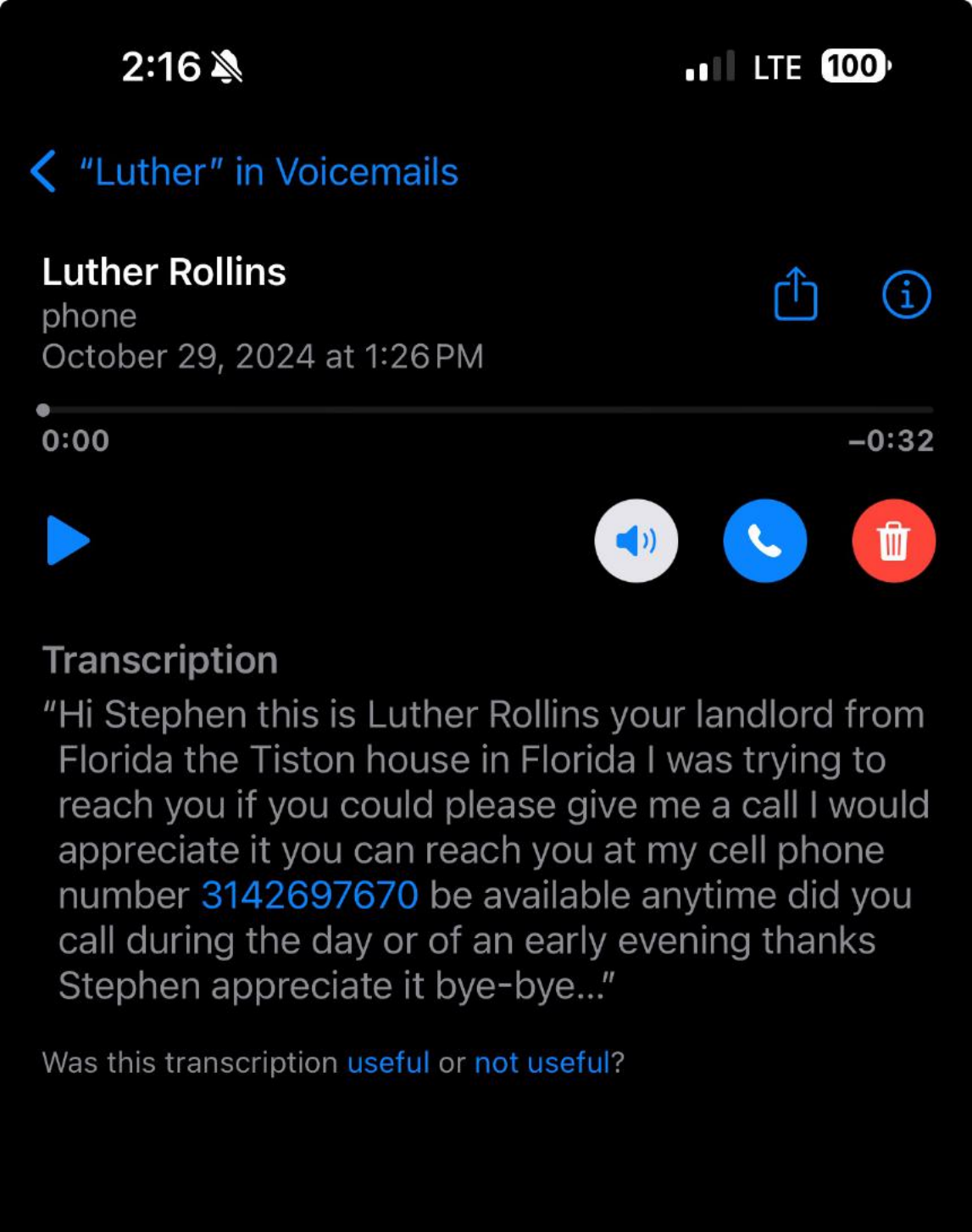
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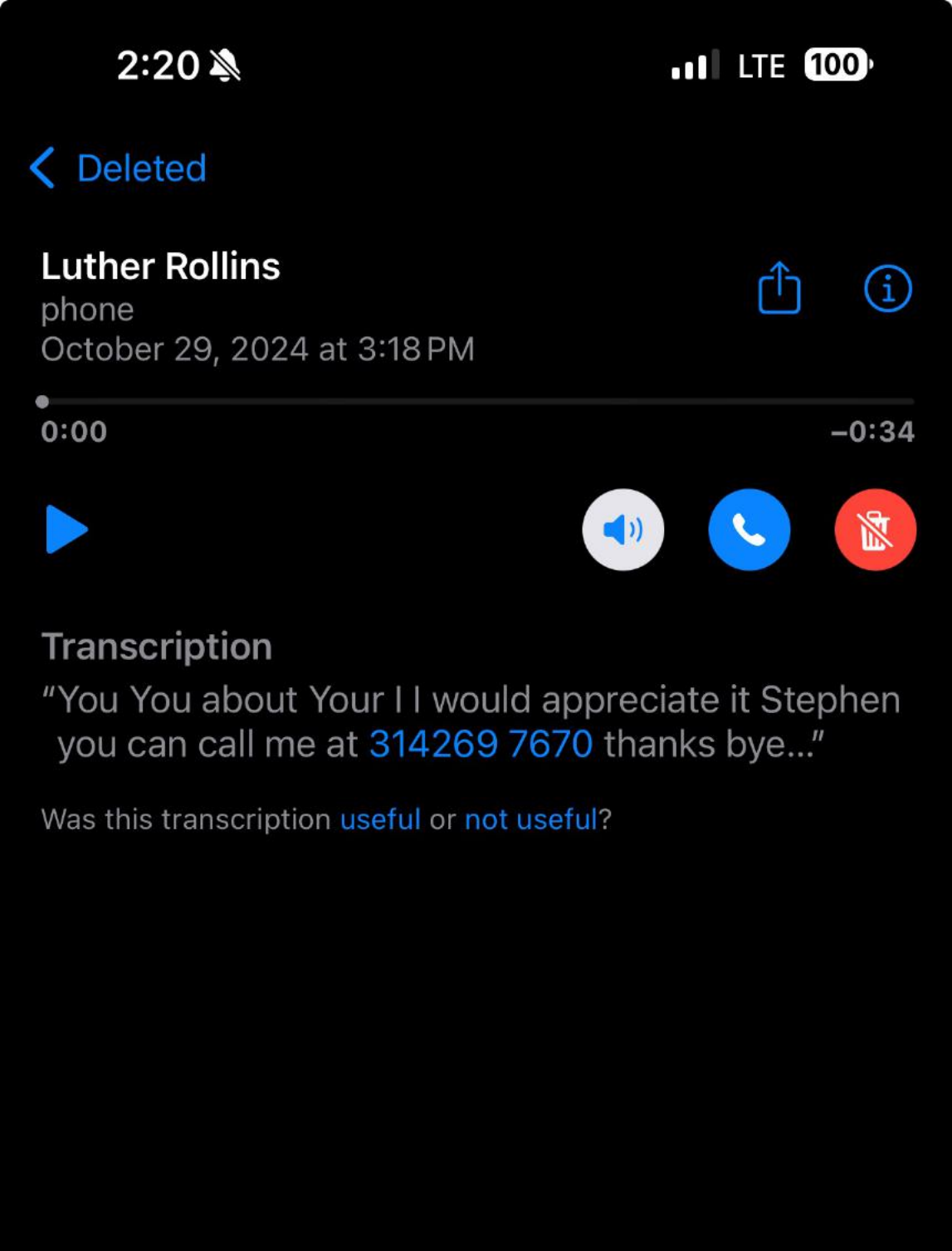
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phone
October 30, 2024 at 12:14 PM

0:00 -0:56

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"Hey Stephen, this is Luther Rollins. Give me a call. It's about noon about lunchtime. Say on Wednesday, Stephen, please give me a call Try to talk to you about resolving this dispute But you've indicated we have regarding The condition of the house there in Gulfport and also Security Security deposit and these items that you've indicated that were personal property items that you left there Give me a call Steven like to try to work out something amicable with you First step might be for you and I to talk since I haven't heard from you Appreciate Appreciate it thanks. Talk to you later bye...."

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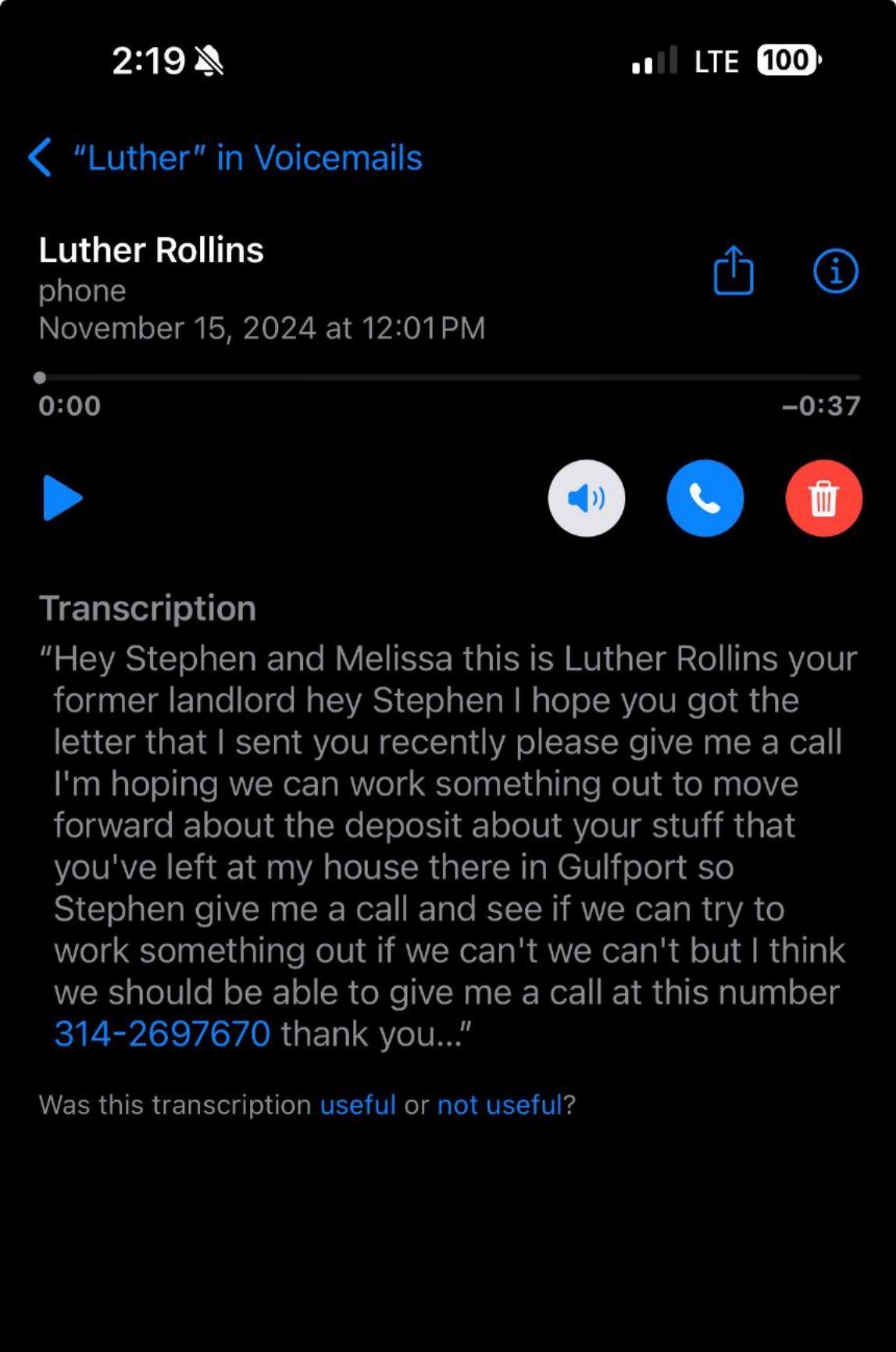
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Luther Rollins

Sounds good we are out of the house. Melissa will be dropping Lucy off, but leaving shortly there after so basically will see you tomorrow.

Mon, Apr 22 at 8:59 AM

Good morning please let me know what time you'll be arriving today. I am downtown in Gulfport working at a coffee shop but will come back as you're arriving.

Happy Earth Day!
Looks like it will probably be after lunchtime. Around 1:00-1:15.

Ok

Mon, Apr 22 at 1:08 PM

On my way.
See you in a few

Mon, Apr 22 at 2:10 PM

Glad you are enjoying the house and Gulfport. Good seeing you today!

Likewise, Luther. Thank you for being a great landlord. Talk soon.

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Video · 41.3 MB

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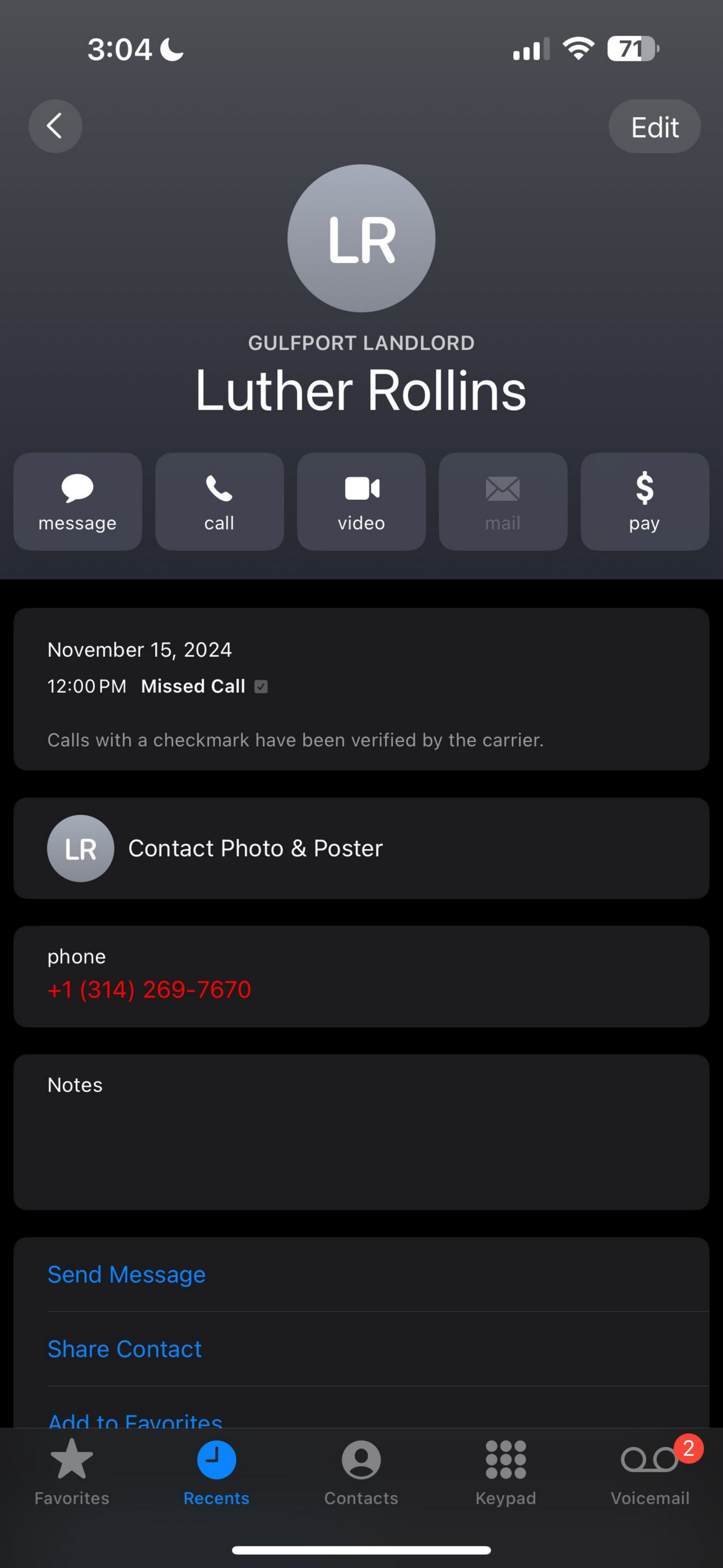
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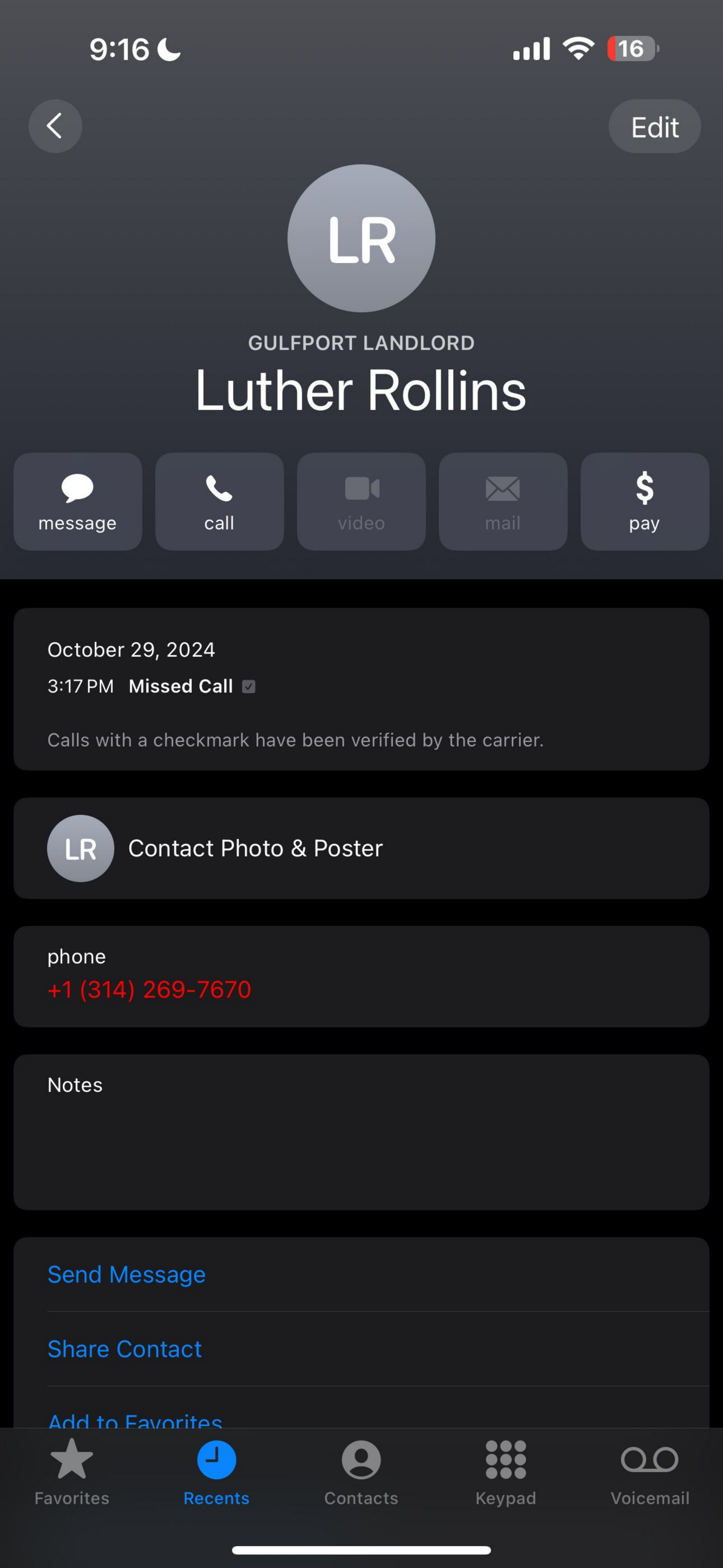
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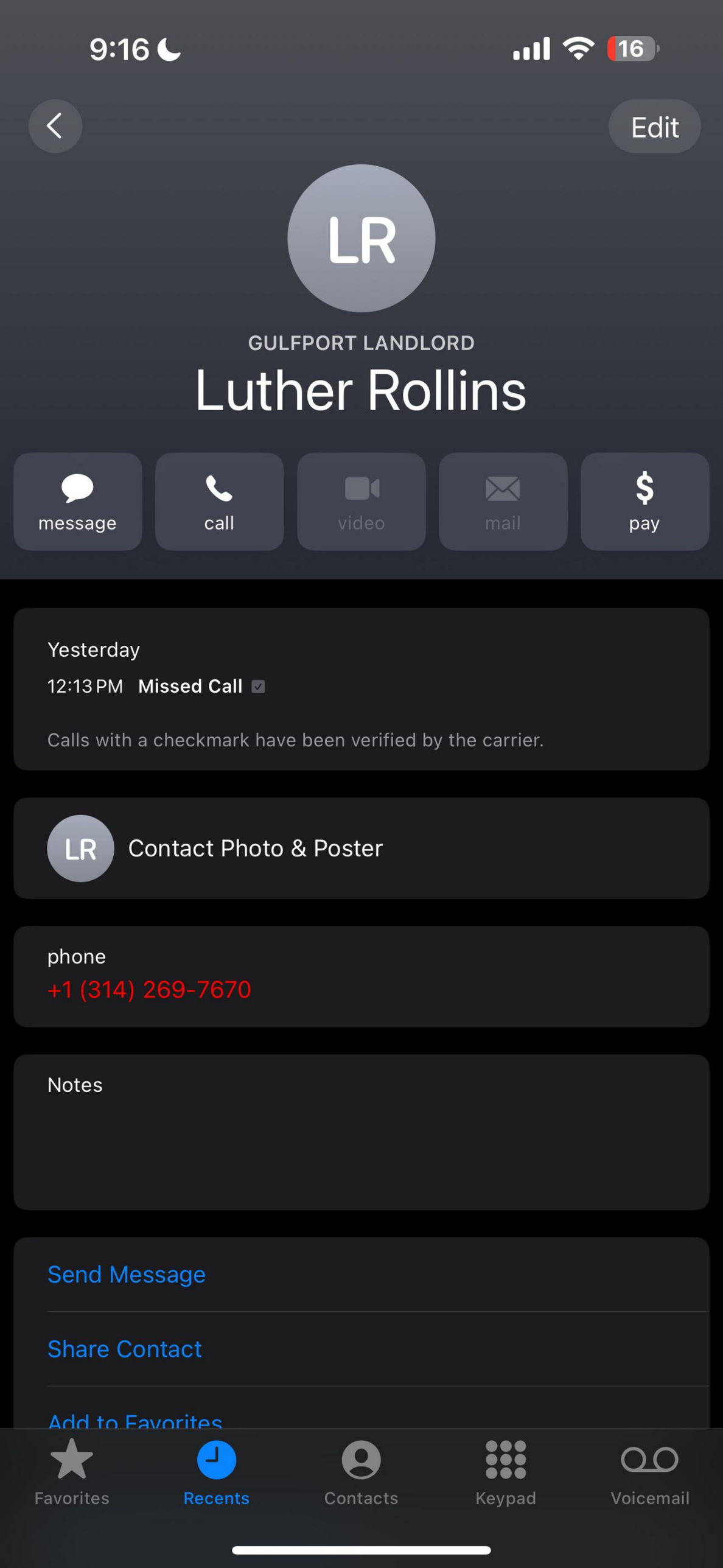
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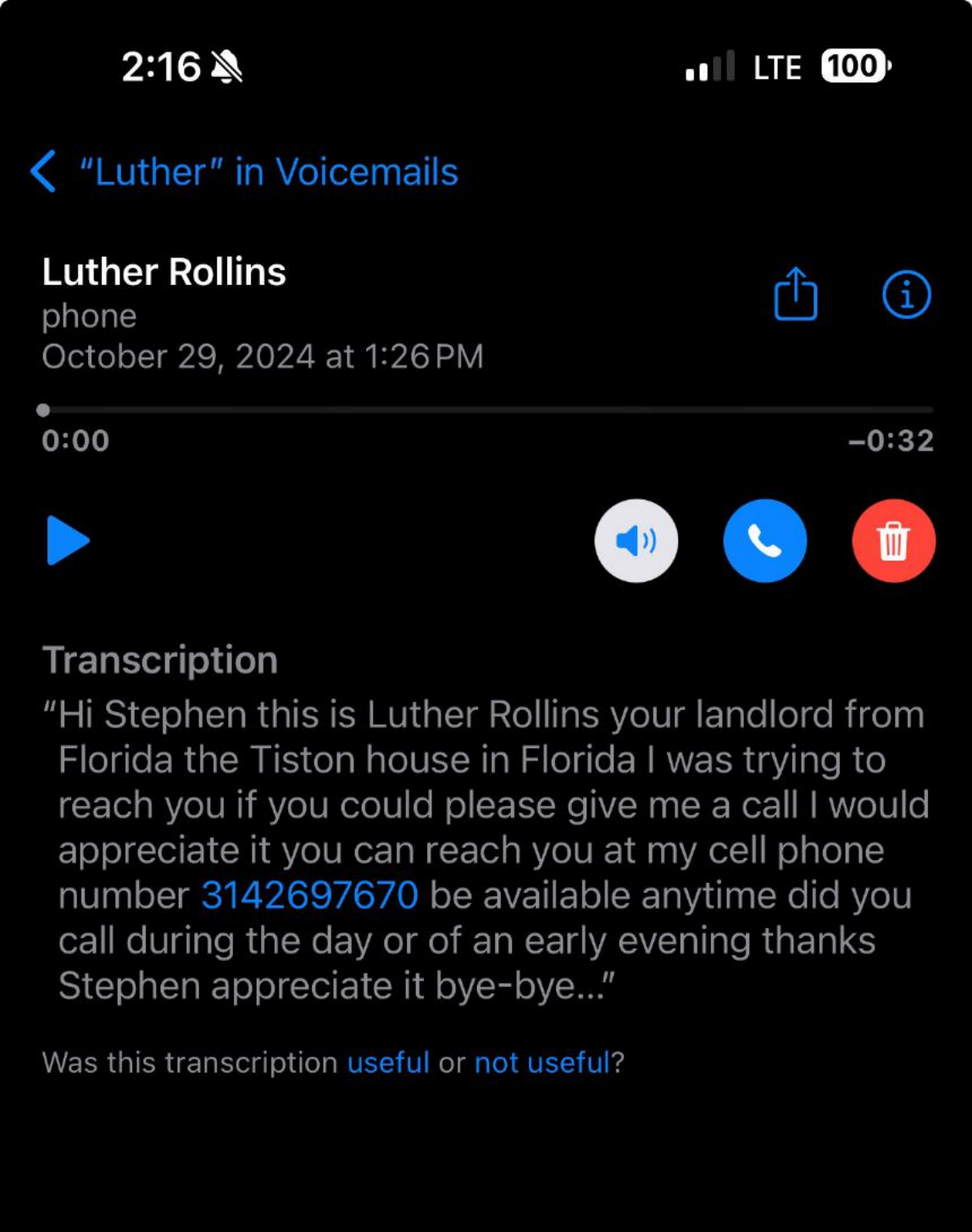
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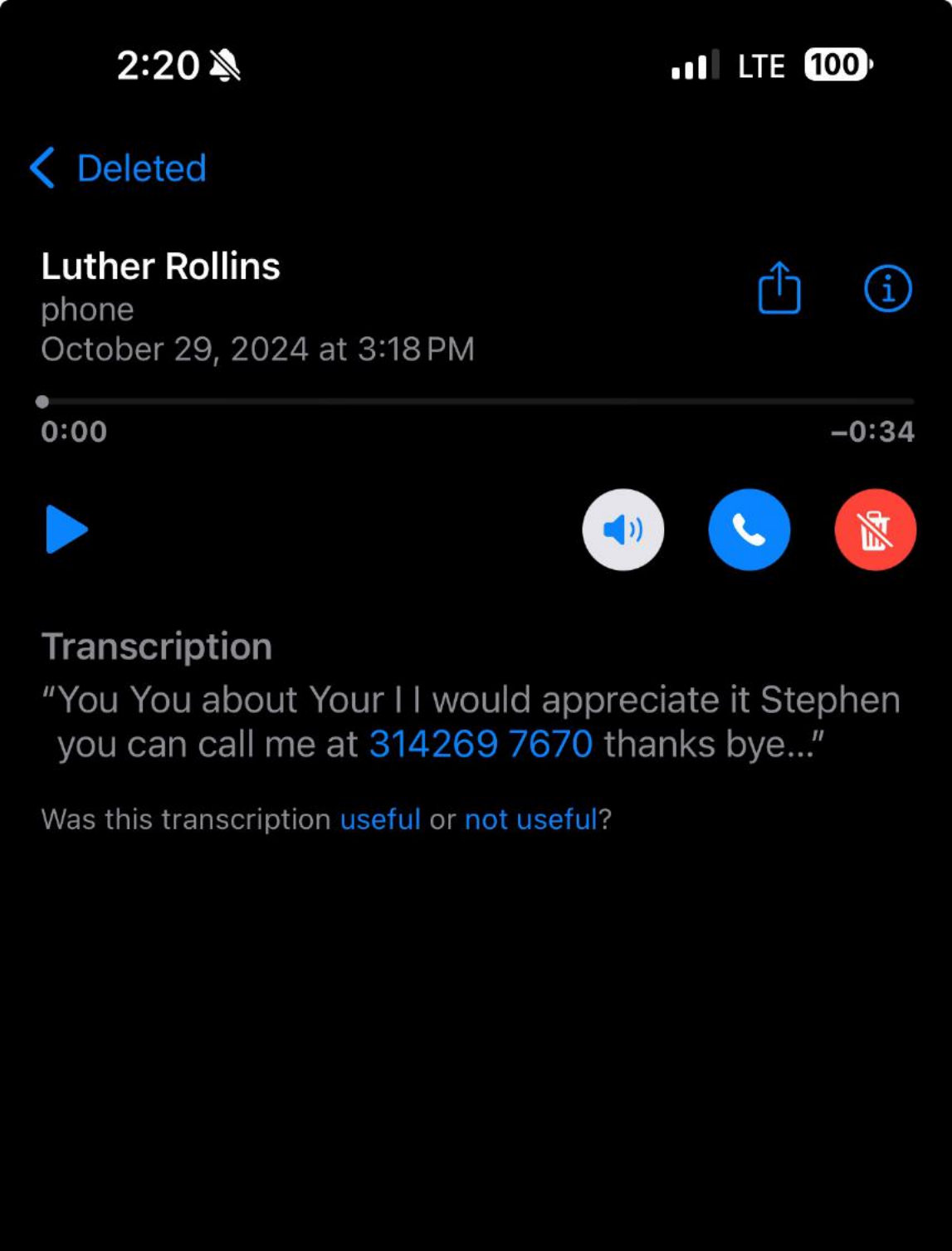
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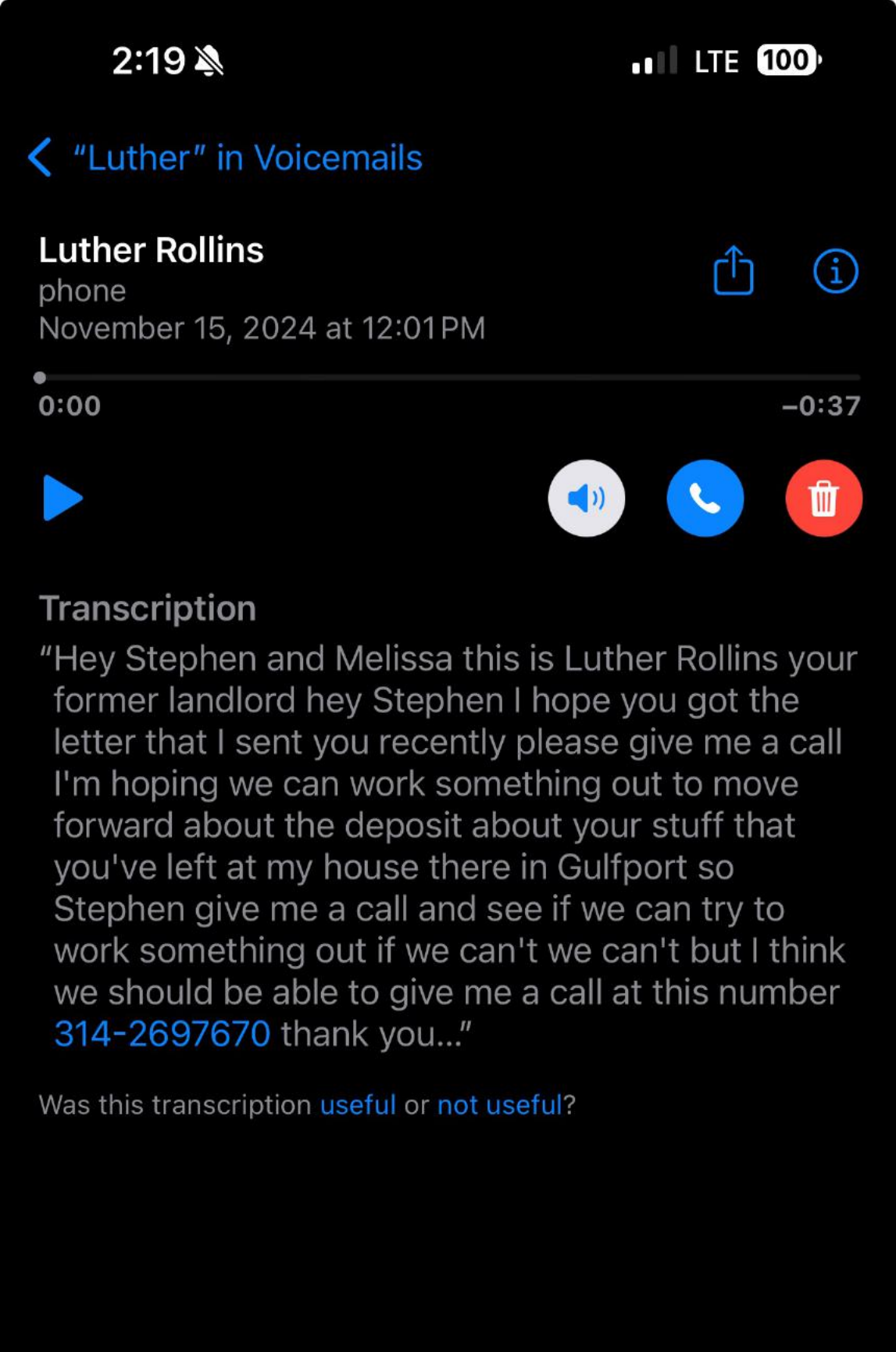
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