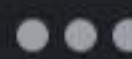




Zach Steinberger Oct 18

to me ▾



Please send to the landlord at his email address

luther2law@gmail.com

Luther's Email:

luther2law@gmail.com

Zach Steinberger

Principal Agent

Former Professional Soccer Player



Zach Steinberger Oct 18

to me ▾



Please send to the landlord at his email address

luther2law@gmail.com

Zach Steinberger

Principal Agent

Former Professional Soccer Player

[200 Central Ave, St. Petersburg, FL 33701](#)

m: 941.539.7253

email: zach.steinberger@compass.com

Zach >



Share your name and photo?

Steve Boerner

Share



iMessage
Wed, Sep 4 at 12:06 PM

Hey Stephen do you plan on picking up the rest of the items left or should we get rid of them?

The garage was closed I was there at 11pm last night

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If it's possible yes please, if it's all gone then just let me know please thank you

Okay will do

Unfortunately can't help any further.

Luther has asked me to cease communication.

All future communication will be directly through him.

12:09



LTE

17



Claims Dispute - Certified Mailing



Summarize this email



me Oct 18

to Zach, me



Zach,

I do not have Luther Rollin's email address. Therefore, I am providing it to you as his proxy.

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Email #1

Claims Dispute - Certified Mailing



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to me



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Luther's Email:

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Principal Agent

Former Professional Soccer Player

luther2law@gmail.com



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[200 Central Ave, St. Petersburg, FL 33701](#)

m: 941.539.7253

email: zach.steinberger@compass.com



Zach Steinberger

Principal Agent

Former Professional Soccer Player

941.539.7253

zach.steinberger@compass.com



me Oct 18

See below



me Oct 24

to luther2law, Zach ^



From stephen.boerner@gmail.com

To luther2law@gmail.com

Zach Steinberger zach.steinberger@compass.com

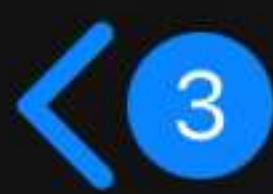
Date Oct 24, 2024 at 3:59 PM

Please be advised that a certified letter containing my tenant

2:23



8



Zach >



Okay will do

Unfortunately can't help any further.

Luther has asked me to cease communication.

All future communication will be directly through him.

Sat, Oct 5 at 2:07 PM

Zach, you are listed as the landlord in turbo tenant for 2649 Tifton St. St. Gulfport, FL 33711.

I believe that is where the lease was mutually signed, I'm not sure. I'm also not finding the lease in my personal email. The gmail account Melissa and I used to sign leases has been turned off. I'd like to formerly request a copy of the signed/executed lease agreement.

Edited

Hi Stephen hope you're doing well

I was the listing agent

Luther and Mary were the landlords

I will email you a copy

What is your best email?

Stephen.Boerner@gmail.com

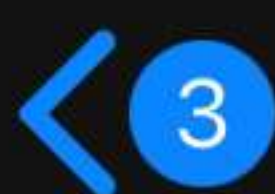
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iMessage



2:23



Zach >

iMessage
Wed, Sep 4 at 1:06 PM

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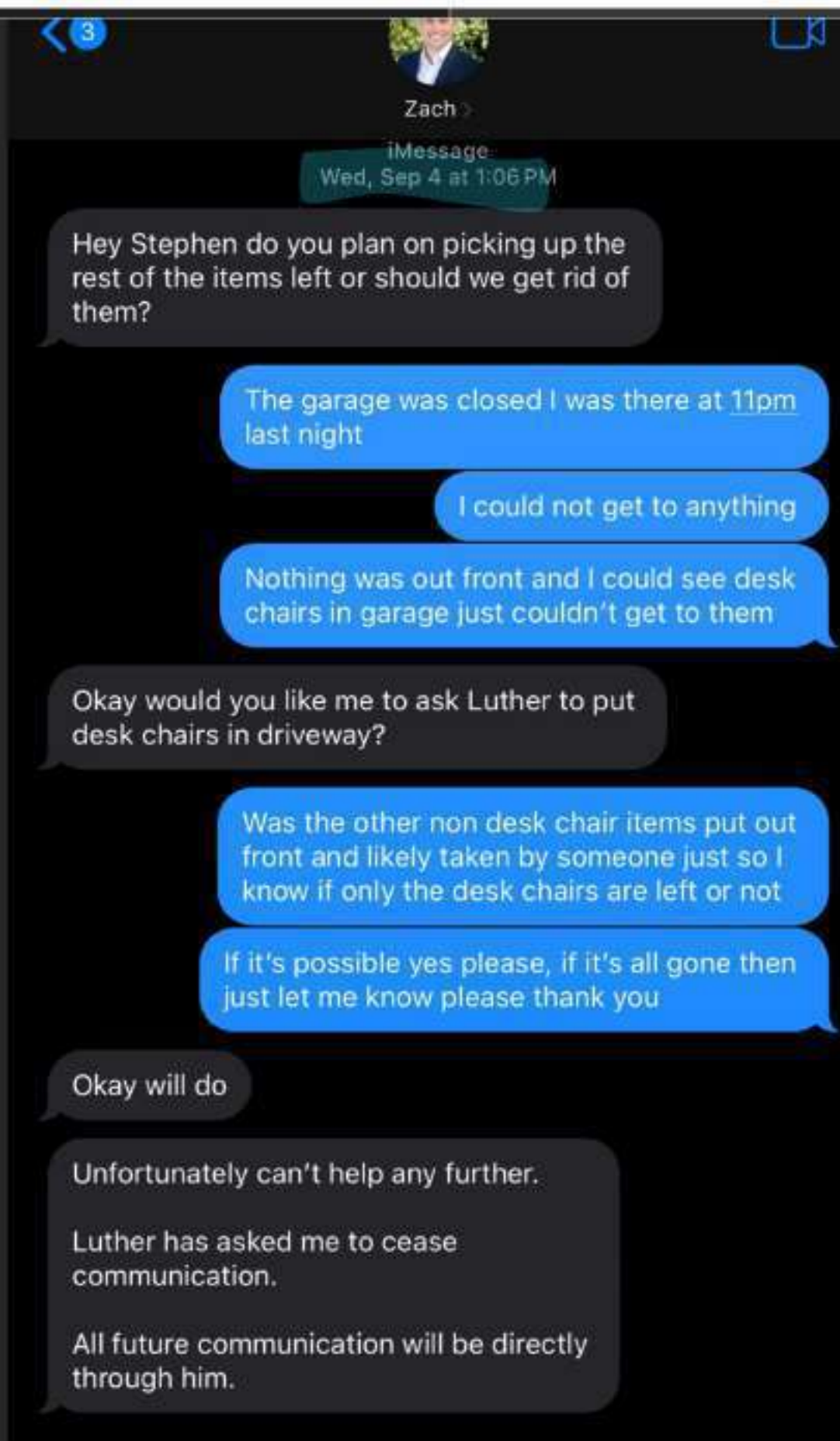
Stephen.Boerner@gmail.com

Ok thanks I'm sure the lease is corrected was confused as turbo tenant had you as landlord but likely just be your account



iMessage





On 9.4.24,
Stephen Boerner
requesting access,
request denied. No
access to personal
property provided.

Zach states he's
Instructed to cease
communication

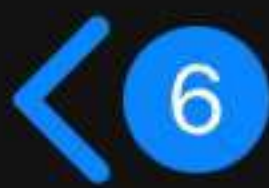
(illegal act related
to personal
property of a
tenant)

12:05



LTE

18



6



Zach >



Wed, Sep 4 at 1:06 PM

Hey Stephen do you plan on picking up the rest of the items left or should we get rid of them?

The garage was closed I was there at 11pm last night

I could not get to anything

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Okay will do

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All future communication will be directly through him.

Sat, Oct 5 at 2:07 PM

Zach, you are listed as the landlord in turbo tenant for 2649 Tifton St. St. Gulfport, FL



iMessage



12:07



LTE

18



Claims Dispute - Certified Mailing



Summarize this email



me Oct 18

to Zach, me



Zach,

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I received his claims on security deposit notice on October 5, 2024 via certified mail. Within the 15 day allotted window of time, I have issued a tenant dispute, sent via certified mail, to Luther, at the Hickory, NC address that Luther provided.

To ensure documentation of meeting this timeline requirement, I have provided the USPS certified mail receipt that was forwarded to me at the time of mailing my dispute today, October 18th, 2024.

Further, I have attached the tenant dispute letter that Luther will receive via USPS certified mail.

This email serves to timestamp this detail and further remove



Claims Dispute - Certified Mailing



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Further, I have attached the tenant dispute letter that Luther will receive via USPS certified mail.

This email serves to timestamp this detail and further remove any question about the timeliness of my response.

Please notify Luther to look for, and sign for, this certified mail as it contains the attached tenant dispute letter.

Thank you,

----- Forwarded message -----

From: <DoNotReply@ereceipt.usps.gov>

Date: Fri, Oct 18, 2024 at 4:12 PM


Subject: USPS eReceipt

To: <STEPHEN.BOERNER@gmail.com>




UNITED STATES
POSTAL SERVICE®



Cancel



Zach Steinberger





Melissa & Zach

-  Messages with: Zach Steinberger
-  Messages in: Melissa and Zach


Messages See All

Luther Rollins 8/31/2024

 ...think my schedule will allow me to stop by. And I think Zach is away until Tuesday. So best to give the baked goods to others. I will do a close-out inspection and...





Hi Luther, All is well and thank for the kind words and always being a fantastic person to rent from. Melissa left some baked goods for me to pass around to those in Gulfport who were dear friends, helped us get settled, helped in times of difficulty, etc. Will you be stopping by any time toda



Luther Rollins 8/26/2024

I can't pick up but I read your voicemail. I will not be home this evening, but if you need to act fact on scheduling hvac , I can make myself available tomorrow at anytime as I am working from home tomorrow and Wednesday so anytime you want to schedule the hvac guy to come by, you can move forward





Share your name and photo?
Steve Boerner

Share ✕

iMessage
Wed, Sep 4 at 12:06 PM

Hey Stephen do you plan on picking up the rest of the items left or should we get rid of them?

The garage was closed I was there at 11pm last night

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If it's possible yes please, if it's all gone then just let me know please thank you

Delivered


Okay will do

Unfortunately can't help any further.

Luther has asked me to cease communication.

All future communication will be directly through him.

+



Zach >



Share your name and photo?

Steve Boerner

Share



iMessage
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Email #1

Claims Dispute - Certified Mailing



Summarize this email



me Oct 18

to Zach, me



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To ensure documentation of meeting this timeline

Email #2



Zach Steinberger Oct 18

to me



Please send to the landlord at his email address

luther2law@gmail.com

Luther's Email:

luther2law@gmail.com

Zach Steinberger

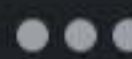
Principal Agent

Former Professional Soccer Player



Zach Steinberger Oct 18

to me ▾



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luther2law@gmail.com

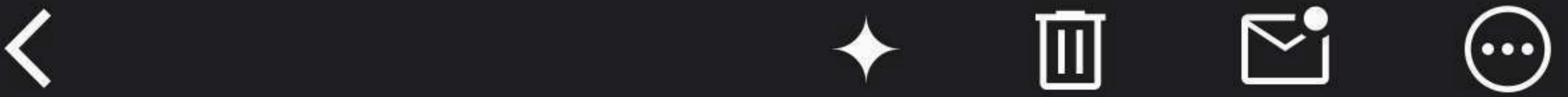
Luther's Email:

luther2law@gmail.com

Zach Steinberger

Principal Agent

Former Professional Soccer Player



Zach Steinberger Oct 18
to me ▾



Please send to the landlord at his email address
luther2law@gmail.com

Zach Steinberger
Principal Agent
Former Professional Soccer Player

[200 Central Ave, St. Petersburg, FL 33701](#)
m: 941.539.7253
email: **zach**.steinberger@compass.com



Zach Steinberger
Principal Agent
Former Professional Soccer Player
941.539.7253
zach.steinberger@compass.com



me Oct 18
See below



me Oct 24
to luther2law, Zach ^



From stephen.boerner@gmail.com

To luther2law@gmail.com
 Zach Steinberger zach.steinberger@compass.com

Date Oct 24, 2024 at 3:59 PM

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Zach Steinberger Oct 18

to me ▾



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Zach Steinberger

Principal Agent

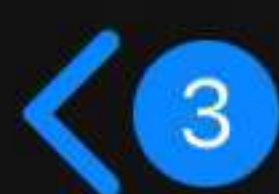
Former Professional Soccer Player

[200 Central Ave, St. Petersburg, FL 33701](#)

m: 941.539.7253

email: zach.steinberger@compass.com

2:23



Zach >



Okay will do

Unfortunately can't help any further.

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Sat, Oct 5 at 2:07 PM

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Edited

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Luther and Mary were the landlords

I will email you a copy

What is your best email?

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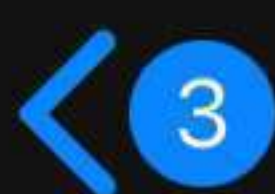
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iMessage



2:23



Zach >

iMessage
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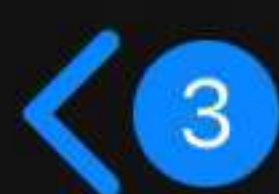
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iMessage



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iMessage



Email #1

Claims Dispute - Certified Mailing



Summarize this email



me Oct 18

to Zach, me



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To ensure documentation of meeting this timeline

Email #2



Zach Steinberger Oct 18

to me



Please send to the landlord at his email address

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Luther's Email:

Zach Steinberger

Principal Agent

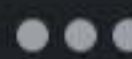
Former Professional Soccer Player

luther2law@gmail.com



Zach Steinberger Oct 18

to me ▾



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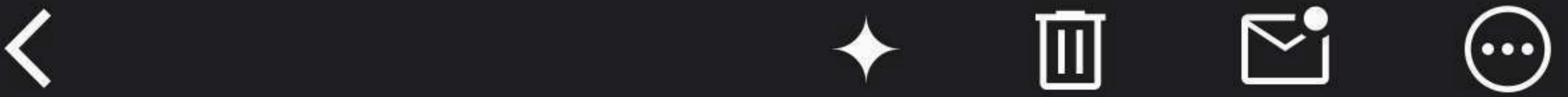
Luther's Email:

luther2law@gmail.com

Zach Steinberger

Principal Agent

Former Professional Soccer Player



Zach Steinberger Oct 18
to me ▾



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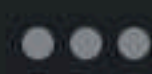
Zach Steinberger
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[200 Central Ave, St. Petersburg, FL 33701](#)
m: 941.539.7253
email: **zach**.steinberger@compass.com





Zach Steinberger
Principal Agent
Former Professional Soccer Player
941.539.7253
zach.steinberger@compass.com



me Oct 18
See below



me Oct 24
to luther2law, Zach ^



From stephen.boerner@gmail.com

To luther2law@gmail.com
 Zach Steinberger zach.steinberger@compass.com

Date Oct 24, 2024 at 3:59 PM

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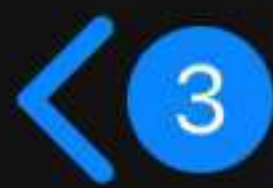
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Edited

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iMessage



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Zach Steinberger

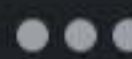
Principal Agent

Former Professional Soccer Player



Zach Steinberger Oct 18

to me ▾



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Luther's Email:

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Zach Steinberger

Principal Agent

Former Professional Soccer Player



Zach Steinberger Oct 18

to me ▾



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m: 941.539.7253

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Zach Steinberger

Principal Agent

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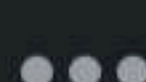
me Oct 18

See below



me Oct 24

to luther2law, Zach ^



From stephen.boerner@gmail.com

To luther2law@gmail.com

Zach Steinberger zach.steinberger@compass.com

Date Oct 24, 2024 at 3:59 PM

Please be advised that a certified letter containing my tenant



Zach Steinberger Oct 18

to me ▾



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Former Professional Soccer Player

[200 Central Ave, St. Petersburg, FL 33701](#)

m: 941.539.7253

email: zach.steinberger@compass.com

2:23



Zach >



Okay will do

Unfortunately can't help any further.

Luther has asked me to cease communication.

All future communication will be directly through him.

Sat, Oct 5 at 2:07 PM

Zach, you are listed as the landlord in turbo tenant for 2649 Tifton St. St. Gulfport, FL 33711.

I believe that is where the lease was mutually signed, I'm not sure. I'm also not finding the lease in my personal email. The gmail account Melissa and I used to sign leases has been turned off. I'd like to formerly request a copy of the signed/executed lease agreement.

Edited

Hi Stephen hope you're doing well

I was the listing agent

Luther and Mary were the landlords

I will email you a copy

What is your best email?

Stephen.Boerner@gmail.com

Ok thanks I'm sure the lease is corrected was confused as turbo tenant had you as landlord but likely just be your account



iMessage



iMessage
9/4/24 1:06:09 PM EDT

Zach Steinberger (+19415397253)

Hey Stephen do you plan on picking up the rest of the items left or should we get rid of them?

9/4/24 1:58:36 PM EDT

The garage was closed I was there at 11pm last night

9/4/24 1:58:59 PM EDT

I could not get to anything

9/4/24 1:59:37 PM EDT

Nothing was out front and I could see desk chairs in garage just couldn't get to them

9/4/24 2:04:49 PM EDT

Zach Steinberger (+19415397253)

Okay would you like me to ask Luther to put desk chairs in driveway?

9/4/24 2:38:00 PM EDT

Was the other non desk chair items put out front and likely taken by someone just so I know if only the desk chairs are left or not

9/4/24 2:38:21 PM EDT

If it's possible yes please, if it's all gone then just let me know please thank you

9/4/24 2:57:16 PM EDT

Zach Steinberger (+19415397253)

Okay will do

9/4/24 3:41:51 PM EDT

Zach Steinberger (+19415397253)

Unfortunately can't help any further.

Luther has asked me to cease communication.

All future communication will be directly through him.

10/5/24 2:07:08 PM EDT (Edited 10/5/24 2:07:29 PM EDT)

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Edited

10/5/24 2:12:42 PM EDT

Zach Steinberger (+19415397253)

Hi Stephen hope you're doing well

I was the listing agent

Luther and Mary were the landlords

I will email you a copy

10/5/24 2:12:47 PM EDT

Zach Steinberger (+19415397253)

What is your best email?

10/5/24 2:18:40 PM EDT

Stephen.Boerner@gmail.com

Ok thanks I'm sure the lease is corrected was confused as turbo tenant had you as landlord but likely just bc your account.

I'm well thanks. All the best to you

10/5/24 2:19:39 PM EDT

Zach Steinberger (+19415397253)

Yeah that was probably just an error in TurboTenant

10/5/24 2:19:53 PM EDT

Zach Steinberger (+19415397253)

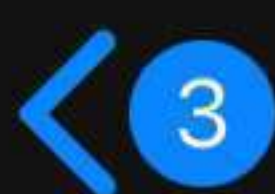
Will send it to you when I get back to the office

Glad you're doing well!

10/5/24 2:20:04 PM EDT

OK, thank you very much

Delivered



Zach >



iMessage

Wed, Sep 4 at 1:06 PM

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Okay will do

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Sat, Oct 5 at 2:07 PM

Zach, you are listed as the landlord in turbo



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iMessage
3/12/24 7:34:25 PM EDT

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3/26/24 9:04:39 AM EDT

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Hey all,

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Just wanted to check in and make sure everything is alright!

3/26/24 9:38:48 AM EDT

Hi Zach, incident was at our home. We took care of him. He was arrested and we are pressing charges for trespassing which is all we can do

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Oh wow!! I'm so sorry!

Did they break in?

Are you okay?

Is there anything I can do or was anything damaged that needs replacing?

3/26/24 11:06:00 AM EDT

Melissa (+16106135939)

Yes so thankful we are all ok and safe now.

3/26/24 11:07:10 AM EDT

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3/26/24 11:29:36 AM EDT

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Whatever I can do to help

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How about August 30th at 9 am?

7/9/24 1:03:10 PM EDT

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7/9/24 1:03:32 PM EDT

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I could not get to anything

9/4/24 1:59:37 PM EDT

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9/4/24 2:04:49 PM EDT

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Okay would you like me to ask Luther to put desk chairs in driveway?

9/4/24 2:38:00 PM EDT

Was the other non desk chair items put out front and likely taken by someone just so I know if only the desk chairs are left or not

9/4/24 2:38:21 PM EDT

If it's possible yes please, if it's all gone then just let me know please thank you

9/4/24 2:57:16 PM EDT

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Okay will do

9/4/24 3:41:51 PM EDT

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10/5/24 2:07:08 PM EDT (Edited 10/5/24 2:07:29 PM EDT)

Zach, you are listed as the landlord in turbo tenant for 2649 Tifton St. St. Gulfport, FL 33711.

I believe that is where the lease was mutually signed, I'm not sure. I'm also not finding the lease in my personal email. The gmail account Melissa and i used to sign leases has been turned off. I'd like to formerly request a copy of the signed/executed lease agreement.

Edited

10/5/24 2:12:42 PM EDT

Zach Steinberger (+19415397253)

Hi Stephen hope you're doing well

I was the listing agent

Luther and Mary were the landlords

I will email you a copy

10/5/24 2:12:47 PM EDT

Zach Steinberger (+19415397253)

What is your best email?

10/5/24 2:18:40 PM EDT

Stephen.Boerner@gmail.com

Ok thanks I'm sure the lease is corrected was confused as turbo tenant had you as landlord but likely just bc your account.

I'm well thanks. All the best to you

10/5/24 2:19:39 PM EDT

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Yeah that was probably just an error in TurboTenant

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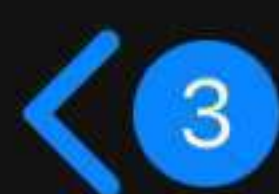
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