

Text message  
10/29/23, 11:16 AM

Hi Luther,

Melissa will meet you at 1pm.

I will not be able to make it, but wanted to thank you again for thinking of us. We really appreciate it. Sunday just became much more exciting and Melissa was thrilled.

Enjoy the rest of your Sunday and we will sync up shortly.

10/31/23, 5:39 PM

Hope you're having a good move in. Call if you have any questions. 🤔  
Luther & Mary

10/31/23, 7:46 PM

Thank you! We are feeling right at home and very happy to be settling in. No question come to mind. I will certainly reach out as needed

10/31/23, 10:59 PM

Great! Enjoy

11/23/23, 12:23 PM

Happy Thanksgiving!  
Hope all is well and you are enjoying the house & life in Gulfport!!!

We are loving it! House is great and we always busy going somewhere fun and really enjoying being here. Happy Thanksgiving to you as well

Certainly not today, but would you mind sharing the process for paying monthly rent? We can't find that in our notes whether sending digitally or check by mail. Flexible in general to your preference

11/23/23, 4:13 PM

No problem.  
Will send you mailing info. Glad you are enjoying everything. 👍😊

11/29/23, 7:30 PM

Hi Luther, please share the best way to expedite monthly rent payment

Hi I sent you a Priority mail with pkg. with addressed envelopes and instructions for sending rent checks to me. Pls. let me know if you have not received. Thanks!

Ah ok thanks for telling me we were away and just walked in the house. I will absolutely take care of this. I wasn't sure the process you preferred

If I missed this prior my apologies

Got the envelopes. Sending tomorrow

No problem.  
Thanks much!

12/1/23, 4:10 PM

Luther,

The rent check was mailed yesterday and made it in time to head your way as of yesterday's standard mail delivery.

Now that we have the envelopes and know the system you prefer, timing won't be an issue. Wanted you to know to keep an eye out for it.

That is our "month 2" rental payment. After delivery, we will have paid months 1, 2, and 10 of 10 total months by our records.

12/1/23, 5:33 PM

Hi Stephen, Thanks!  
I will confirm to you in writing when I receive the rent check.

Thank you. That would be great. have a nice weekend

12/5/23, 5:02 PM

Stephen & Melissa---your Dec. 2023 rent chk for 2649 Tifton was received on time and much appreciated. 😊  
Thanks, Luther

Thank you

Next one will arrive earlier

12/25/23, 9:57 AM

Merry Christmas!!!



12/25/23, 12:14 PM

Merry Christmas to you and yours :)

12/28/23, 2:24 PM

Luther, we just dropped the rent check / envelope for January 2024 in the mail just now. We are in Philadelphia currently so it shouldn't be long

12/28/23, 4:52 PM

Thanks!  
I will be on the lookout for it in the mail. And will confirm when I receive.

1/3/24, 5:35 PM

Stephen & Melissa,  
Happy New Year! Received your January 2024 rent check #151 on time.  
Thanks!!!

1/8/24, 4:33 PM

Hi Luther, Thank you the holiday card we really appreciate the kind words and you both being so welcoming. We are really enjoying the home and are looking forward to a continuation of fun and home in Gulfport. What a fantastic community.

1/8/24, 6:10 PM

Great!  
Hopefully we will all have a healthy and prosperous 2024!!!  
Eagles v. Bucs!  
playoff game 🏈 to start the new year. Life is good! 😊👍

1/10/24, 8:21 PM

**Tenant's Note:**

**Correction from Tenant Dispute letter.**

The Tenant Dispute letter referenced this sink clog incident "at or around October 2023..."

I have since accessed deep iCloud backups to restore messages I did not have prior, at the time of writing the Tenant Dispute Letter.

The corrected date of the incident, and my outreach, was January 10th, 2024

This was the first incident of landlord neglecting responsibilities for making home habitable and sanitary and failure to reply to tenant's request for service.

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

**Tenant Note:**

15 day gap between tenant outreach requesting support and tenant replying to himself to close the loop notifying landlord it was handled without landlord support.

1/25/24, 7:59 PM

Hi Luther, the rent check went out in yesterday's mail for this month. I also resolved the kitchen drain. She is draining perfectly. No longer an issue. Thank you. Have a good evening :)

1/26/24, 12:22 AM

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

**Tenant Note:**

Landlord replies 1 day later, thanking, but not acknowledging zero response, and unfulfilled duty to uphold sanitary, livable conditions.

1/27/24, 7:24 PM

we just opened our mailbox and usps did not take our rent envelope address to you. I am taking it to post office tomorrow.

1/29/24, 6:59 AM

Okay. I'll let you know when I receive it. 👍

2/1/24, 1:20 PM

Hi,  
Hope all is well.  
February 2024 rent check received today.  
Thank you. 😊

Great thank you.

2/27/24, 4:00 PM

Hi Luther, March 2024 rent check went out today. Thank you.

2/27/24, 6:15 PM

I'll text you when I receive.  
Thanks!

3/3/24, 9:23 PM

Hi,  
Hope you all had a great weekend! Received the rent check on time. Thanks

3/26/24, 12:02 PM

**Tenant Note:**

**On March 26th, 2024, the same day as the home invasion as documented by police records, Luther (landlord) received notice from tenant and replied on the same day.**

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

3/26/24, 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.

3/26/24, 6:19 PM

Attachment stored in iCloud:  
IMG\_3326.heic (Image)

Attachment stored in iCloud:  
IMG\_3327.heic (Image)

Attachment stored in iCloud:  
IMG\_3341.heic (Image)

Attachment stored in iCloud:  
IMG\_3342.heic (Image)

Attachment stored in iCloud:  
IMG\_3343.heic (Image)

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IMG\_3344.heic (Image)

Attachment stored in iCloud:  
IMG\_3345.heic (Image)

Attachment stored in iCloud:  
IMG\_3348.heic (Image)

Attachment stored in iCloud:  
IMG\_3317.heic (Image)

That's the bulk of the pictures I took.

3/28/24, 5:59 PM

Attachment stored in iCloud:  
RPReplay\_Final1711660961.MP4 (Attachment)

**Tenant Note:**

On March 28th, 2024, two days after the home invasion, tenant provides landlord with publicly available record of the guilty party who invaded the home at 2649 Tifton St. St. Gulfport, FL 33711, the home rented by the tenants.

Tenant, Stephen Boerner (writing in green SMS blocks, informs Luther (landlord) of serious safety concerns, the background of the person who broke into the home (at the time of this text message, he had 40 arrests, and 9 felonies, including attempted robberies, strangulation, keeping a hostage, domestic violence, etc.)

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 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.

3/28/24, 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.

**Tenant Note:**

Landlord approves, but doesn't offer to supply cameras. 2649 Tifton St. is the only house on the street without cameras. I only offered to pay to expedite what would have been a long process to wait for landlord to buy and install. After clog sink incident, reason to believe landlord would not fulfill his word had he offered this. I could not find cameras suitable that did not require drilling and we went without cameras.

Landlord IGNORES all mention of us feeling unsafe. Only action was offered plans to come in one months time to "check things" - did not repair, nor replace, faulty gate. On phone acknowledged gates were deteriorated and needed "metal gates". Gates did not latch or lock properly

4/3/24, 1:38 PM

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

4/3/24, 3:25 PM

Great

4/19/24, 10:11 AM

Hi Stephen and Melissa, I will be in St. Pete this Sunday and Monday. Will stop and check on the house and would love to have a coffee or glass of wine with you if your schedule permits. Thanks!

Hi Luther, could we please schedule for Monday and I can meet somewhere for coffee or meet at the house. We have plenty of wine and coffee at the house

We can not do Sunday we have company here that leaves after a dinner Sunday eve. we are hosting currently

But Monday is wide open. Feel free to pick the best time for you.

Sounds good.  
I will probably want to briefly check out the front & back yards on Sunday re maintenance.

Ok what time will that be? Can let me know later no rush

4/19/24, 12:23 PM

Will do 👍

4/21/24, 11:33 AM

Hi Luther, in motion at the moment and just wanted to reply to the voicemail . Thank you for the notice and all good by us. We are leaving the house in about an hour or closer to 1pm then gone until 5-6pm. My wife may return prior to that but will be inside, if so. You'll see we are having a dinner outback but nothing that will be in your way. Feel free to take care of things outside and I'll be around tomorrow for inside the house and helping with whatever you need there

Sounds good.  
I'm going to check exterior and then I'll be gone today.  
Have a great day and will see you in person on tomorrow. 😊👍

**Tenant Note:**

Landlord arrives nearly one full month after incident that took place on March 26th, 2024.

He walks the property. Does nothing to resolve safety issues.

On this day, Luther told Stephen Boerner of his profession, a lawyer.

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.

4/22/24, 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

4/22/24, 1:08 PM

On my way.  
See you in a few

4/22/24, 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.

4/24/24, 9:13 AM

Attachment stored in iCloud:  
IMG\_4273.MOV (Video)

Luther, who is GeoForce and are they approved to come on property? They are digging a hole

My research shows they are allowed due to "utility easement" but I had no heads up and glad I didn't take it too far just a little on edge . They just left

4/24/24, 4:32 PM

Thanks for the info. Yes the area behind shed and where the utility pole is located is a utility easement, but did they knock or let you know they were going on the property and were going to dig a hole? The backyard is not their easement, so as a courtesy they should let you know they want to go in and access the utility pole area.  
Pls keep me posted. Thx!!👍

Sorry at work couldn't pick up no need to talk. I didn't hear the knock but Lucy barked once I'm just realizing that was probably their knock. I can't 100 percent say they did not knock I just heard them coming through the gates as it is next to the bedroom and was early this am. They were there for 15 minutes in total. After my text to you I saw them at each house on Tifton so seems more okay now. Keeping you in loop seems fine tho

Good letting me know and no problem. Mostly we don't want them to overstep their bounds or leave waste or cause any damage while allegedly making repairs or upgrades. 😊

4/26/24, 8:55 PM

Attachment stored in iCloud:  
IMG\_4302.MOV (Video)

**Tenant Note:**

**Tenant, Stephen Boerner, informed landlord of faulty, hyper blinking lights and non-functional motion detector light system. Video can be provided but is excluded in this export.**

**A properly working motion system would have alerted Stephen Boerner who was in proximity to seeing working motion lights when the intruder entered on March 26th, 2024.**

Luther, hope all is well. When we met at the house here, I mentioned the backyard flood / motion light blinking. It's the reason we keep the light switch inside set to off for the outdoor lights. Naturally, it wasn't doing this when you were here. No rhyme or reason. You'll see it goes completely on when it picked up my motion (I presume) but then I went inside then back out again, and it stayed off. Just wanted to share what I was speaking to when we met here

**Tenant Note:**

Landlord, Luther Rollins, once again, does not acknowledge critically important tenant messages - repeating a pattern very clear at this point in the relationship. No acknowledgement of faulty motion light system after his on-site when he was informed in person, nor after receiving the video the tenant sent after landlords visit, and after the home invasion. The next response was over a week later, only acknowledging rent was received on-time

5/4/24, 11:52 AM

Hi,  
May 2024 rent check received on time. We appreciate you.  
Have a good weekend!!! 😊

Thanks, Luther. Likewise.

5/9/24, 5:28 PM

Hi Luther, I'd like to talk about our upcoming lease renewal. We discussed it briefly. Perhaps we can set up a time. We have interest in a couple options you might consider. One option would be to add two months extension. Our lease is 10 months and concludes August 31st so perhaps we could extend it two months to make it 12 months total. Or, we could renew September 1st and renew for an additional 12 months. Just planting the seed here. Open to talk when you are

5/9/24, 9:13 PM

Certainly.  
Will in the next few days discuss renewal options with my wife and get back to you. 😊👍

5/13/24, 5:53 PM

Hi Steve,  
Had to go up to Boston to see my daughter who had a difficult pregnancy. So out of pocket for a few days. But will definitely talk with you soon about lease renewal and/or extension options. 😊👍  
Regards, Luther

Zero rush. Starting the conversation earlier than needed. Please, zero rush or need on our end. We wish all the best.

For sure.  
Thanks!

6/3/24, 4:18 PM

Received June rent chk. on time. Thanks!  
Will talk to you soon about lease extension and renewal! 😊👍

Ok great thanks

6/8/24, 5:16 PM

Hi Luther, i made a clerical error in managing the account our rent checks pull from. The last check appears to have not processed. Did you experience that as well? If so, i believe that voids the written check. I will promptly send another if that is the case. In the same envelop i will also provide a second check for \$4,500 for the month of July 2024. And we paid August's rent in the down payment at time of lease signing as August is the last month of our lease.

Please respond as soon as possible regarding the June rent payment. I can also fedex a flat-rate envelope for June and July rent checks to expedite this. Thank you



6/10/24, 12:32 PM

Hi Luther, spoke to melissa. \$4,500/month is higher than we would prefer coming into this phase in life.

She brought up good points i agree with and found an alternative im seeing shortly. Let's call it "nesting." This is where i follow her lead and put my preferences on the back burner. Mamma instinct kickin in which is a beautiful thing to see.

That said, one option she was open to was a 1 or two month extension without the commitment to extend. But the price would need to be less.

I respect, and understand, you and your wife's stance in terms of pricing such a perfect home. For the sake of collecting answers for Melissa, are you open to a decreased monthly cost for 1 or 2 months. If yes, I can take that to Melissa and have an answer no later than Wednesday morning so we can agree or not agree on extending. Not extending at lower monthly for 1-2 months would mean we would move on and say goodbye/thank you and pursue ensuring our security deposit by leaving the home in good standing as it exists today.

Hi Steve,  
Good info and update. I will discuss with my wife shortly and get back to you. Please keep in mind that the \$4500 was a flat rent and we paid all utilities, electric, internet etc. So, not too high for a 2/2 house w/yard. Did you overnight the June rent check? This is now 10 days past due.  
Thanks!

6/11/24, 11:37 AM

Luther,

Please compensate yourself for our late June payment. I can either send a late fee via check or you can deduct the late fee from the security deposit. Or, however you would prefer. Its not right to be this late and its my responsibility. No favors please.

The June and July checks were sent via USPS. I asked they be FedEx overnighted but she didnt have time to go inside a fedex and my golf cart is currently out of commission. Doesnt matter the reasons just know that both June and July rent checks are in the mail. Both checks are dated June 10th 2024 so you can deposit July early. Our accounts are restored with more than enough to cover both checks. Wont have an issue.

Again, i apologize for this. I understand the frustration and any concern. With the June and July check en route to you, once processed, we are all paid up through August 31st as August was paid as part of the first/last/security deposit paid upfront at lease signing.

As of now, we will plan to be out of the house by August 31st as i dont blame you for not wanting to offer discounted months after August 31st when the 10-month lease concludes.

Thank yoy.

6/11/24, 3:34 PM

Hi Stephen,  
Thanks for the update. Hope you get the golf cart up and going. Would a discounted one month (Sept.) extender be useful for you & Melissa?  
Otherwise, we will proceed to end in August as stated in the lease. Thanks!

Thank you for offering. Very generous. What would the discounted price be for september?

I'm sure my wife would agree to a rate of \$125×30 for September. So, it would be total \$3,750

Ok will talk to melissa tonight she works until 11pm thank you

Sounds good!

Tty tomorrow

6/14/24, 9:50 AM

Good morning,

We would like to take you up on the kind offer to extend the original 10-month lease to a single month, the 11th month, and our final month at \$3,750 from September 1st-September 31st 2024 at which time we will not be renewing further. Also, thank you for the kindness and support as we will pay that forward to others, especially renters of ours.

Feel free to share the extension paperwork to my personal email and i will expedite. If you'd like payment front, i am happy to send a check sooner than later to ensure we all feel good about it.

Thanks again.

Here is my personal email:

Stephen.Boerner@gmail.com

6/15/24, 8:41 AM

Good morning!  
I will send you a short written extension letter for you to sign.  
Please sign and return promptly.  
Thanks!

6/15/24, 10:41 AM

I will thx

6/17/24, 3:48 PM

Received June rent chk PNC Bank #121  
And  
July rent chk PNC Bank #116  
Both deposited today. Thanks!

6/17/24, 5:35 PM

Great.