

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)

Attachment stored in iCloud:  
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