

# Timeline of Events

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## Legal Case Summary: Tenant Perspective (Stephen Boerner) with Chronological Incidents and Supporting Evidence

This document outlines key incidents where the landlord, Luther Rollins, failed to meet his legal obligations under **Florida Statutes Chapter 83, Part II: Residential Tenancies**, which require landlords to maintain a safe and habitable property. The evidence demonstrates a pattern of neglect, delayed responses, and failure to address tenant concerns, resulting in unsafe and uninhabitable conditions.

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### 1. January 2024: Failure to Address Maintenance Issue (Clogged Sink)

- **Incident:**

On **January 10, 2024**, the tenant reported a severely clogged kitchen sink that rendered one side unusable. The landlord failed to respond for **15 days**, forcing the tenant to resolve the issue independently. The tenant informed the landlord of the repair via text but received no acknowledgment or offer of reimbursement.

- **Relevant Statute:**

- **Florida Statute § 83.51(2)(a):**

- "The landlord shall make reasonable provisions for [...] functioning facilities for heat during winter, running water, and hot water."

- **Violation:**

The landlord failed to maintain the plumbing system in a functional condition, violating the statutory duty to ensure essential facilities remain operational.

- **Supporting Evidence:**

- Tenant's text message reporting the issue and lack of response from the landlord.
  - Text confirming the tenant completed the repair independently.

- **Impact on Tenant:**

The landlord's inaction caused inconvenience and financial burden, as the tenant had to handle the repair without assistance or reimbursement.

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## 2. March 26, 2024: Home Invasion and Failure to Address Safety Concerns

- **Incident:**

On **March 26, 2024**, the tenant reported a **home invasion** to the landlord. The tenant provided evidence, including police involvement, an arrest, and a criminal history of the intruder (40 arrests, 9 felonies). The tenant requested:

- Installation of motion-detecting cameras.
- Repairs to faulty, non-locking gates to secure the property.

The landlord approved the tenant's request to install cameras at their own expense but took no action to repair the gates or address the tenant's safety concerns.

- **Relevant Statutes:**

- **Florida Statute § 83.51(1)(a):**

"The landlord at all times during the tenancy shall:

(a) Comply with the requirements of applicable building, housing, and health codes; or

(b) Maintain the roofs, windows, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads."

- **Florida Statute § 83.51(2)(a):**

"The landlord shall make reasonable provisions for locks and keys."

- **Violation:**

The landlord failed to repair the deteriorated gates, which were incapable of locking, leaving the property unsecured. This neglect violated the landlord's duty to maintain the property in good repair and ensure tenant safety.

- **Supporting Evidence:**

- Tenant's text messages detailing the break-in and safety concerns.
- Photos and videos of the damaged gates and evidence of the intruder's criminal history.
- Police report and arrest documentation.

- **Impact on Tenant:**

The landlord's inaction left the tenant feeling unsafe in their home, forcing them to bear the financial burden of installing security cameras and enduring ongoing fear for their safety.

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### 3. April 22, 2024: Landlord Visit and Continued Neglect of Maintenance

- **Incident:**

Nearly a month after the home invasion, the landlord visited the property on **April 22, 2024**, to inspect it. During the visit, the tenant highlighted the faulty gates and motion lights, which were critical for security. Despite acknowledging the issues, the landlord took no steps to repair or replace the gates or fix the motion lights.

- **Relevant Statutes:**

- **Florida Statute § 83.51(1)(b):**

- "The landlord shall maintain the plumbing in reasonable working condition."

- **Florida Statute § 83.51(2)(b):**

- "The landlord shall comply with the requirements of applicable building, housing, and health codes."

- **Violation:**

The landlord failed to repair the faulty gates and motion lights, which were essential for tenant safety, violating the landlord's duty to maintain the property in compliance with health and safety codes.

- **Supporting Evidence:**

- Tenant's follow-up text messages after the visit, including a video showing the faulty motion lights.
  - Landlord's lack of response or action following the visit.

- **Impact on Tenant:**

The landlord's continued neglect left the property in an unsafe condition, exacerbating the tenant's fears after the home invasion.

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### 4. June 2024: Pattern of Delayed Responses and Ignored Concerns

- **Incident:**

Throughout the tenancy, the landlord exhibited a pattern of delayed responses to tenant concerns. For example:

- **March 2024:** The landlord delayed action on critical safety concerns following the home invasion, planning a visit nearly a month later.
- **June 2024:** The tenant proactively addressed a clerical error resulting in a late rent payment and sent checks for June and July rent. However, the landlord ignored messages about unresolved safety issues, including the faulty gates and motion lights.

- **Relevant Statute:**

- **Florida Statute § 83.51(1)(a):**

"The landlord at all times during the tenancy shall:

(a) Comply with the requirements of applicable building, housing, and health codes."

- **Violation:**

The landlord's repeated delays and failure to act on tenant concerns demonstrate a consistent pattern of neglect, violating the statutory duty to maintain the property in a safe and habitable condition.

- **Supporting Evidence:**

- Tenant's text messages documenting delayed responses and unresolved issues.
- Records of timely rent payments and proactive communication from the tenant.

- **Impact on Tenant:**

The landlord's neglect caused ongoing stress and financial burden, as the tenant was forced to manage repairs independently and live in unsafe conditions.

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## Key Violations of Florida Statutes

1. **Failure to Maintain Property in Good Repair (§ 83.51(1)(a)):**

- Deteriorated gates and faulty motion lights left the property unsecured.
- Clogged sink rendered essential facilities non-functional.

2. **Failure to Ensure Tenant Safety (§ 83.51(2)(a)):**

- Landlord neglected safety concerns following the home invasion, including lockable gates and functional motion lights.

### 3. Failure to Respond Promptly to Tenant Concerns (§ 83.51(1)(a)):

- Landlord exhibited a pattern of delayed responses, forcing the tenant to handle repairs independently.
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## Conclusion

The landlord, Luther Rollins, repeatedly violated **Florida Statutes Chapter 83**, failing to maintain the property in a safe and habitable condition. These violations include neglecting safety concerns after a home invasion, delaying responses to maintenance issues, and failing to repair essential facilities. The landlord's actions caused financial and emotional harm to the tenant, Stephen Boerner, and constitute a breach of the landlord's legal obligations.