

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



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

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

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

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

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.

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,

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

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



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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

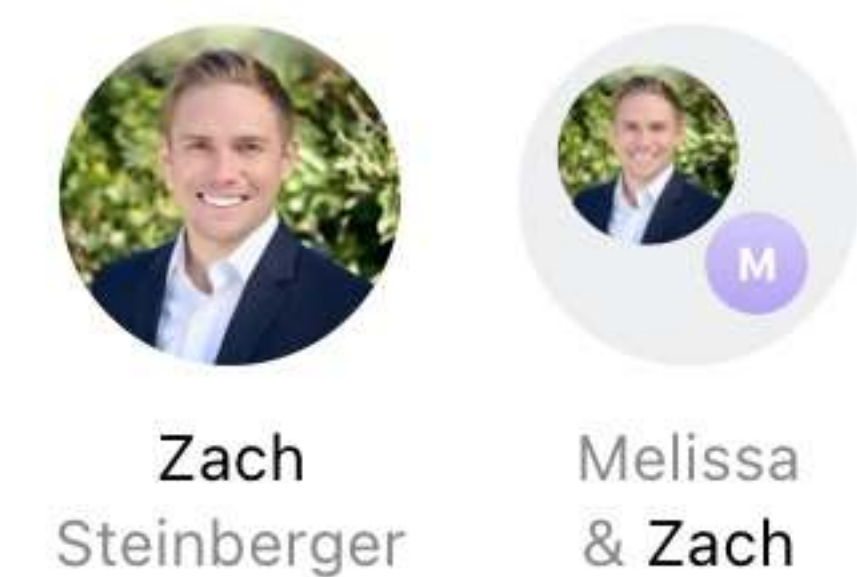
Subject: USPS eReceipt

To: <STEPHEN.BOERNER@gmail.com>



UNITED STATES
POSTAL SERVICE®

Cancel



- 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

Zach

Share your name and photo?
Steve Boerner Share

iMessage
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Delivered

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Steve Boerner

Share



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Email #2



Zach Steinberger Oct 18

to me



Please send to the landlord at his email address

luther2law@gmail.com

Luther's Email:

Zach Steinberger

Principal Agent

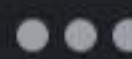
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Zach Steinberger Oct 18

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m: 941.539.7253

email: zach.steinberger@compass.com



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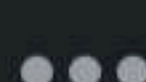
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See below



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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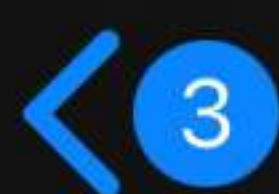
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m: 941.539.7253

email: **zach**.steinberger@compass.com

2:23



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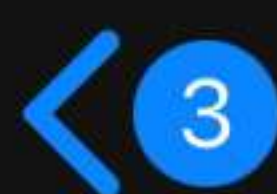
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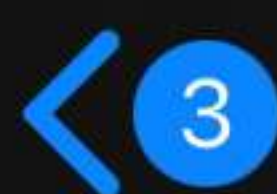
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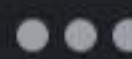
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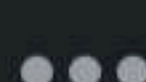
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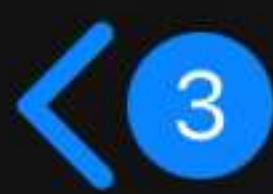
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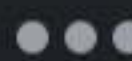
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to luther2law, Zach ^



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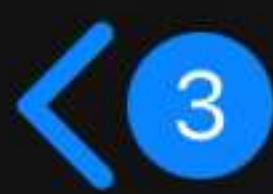
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iMessage



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)

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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

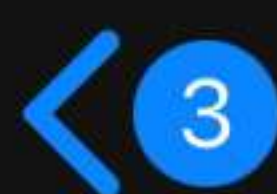
Glad you're doing well!

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

OK, thank you very much

Delivered

2:23



Zach >

iMessage
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Zach, you are listed as the landlord in turbo



iMessage



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

Zach Steinberger (+19415397253)

Hey guys!

Have you thought about what you're going to do at the end of the lease?

If you're thinking about buying, I'd love to work with you!

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

Zach Steinberger (+19415397253)

Hey all,

I heard there was some commotion on the street last night.

Some of the neighbors called me.

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

3/26/24 9:51:40 AM EDT

Zach Steinberger (+19415397253)

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

Zach Steinberger (+19415397253)

So crazy! If there's anything I can do please let me know

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

Melissa (+16106135939)

Thank you so much! Yes crazy situation we are still trying to process!

4/12/24 4:49:13 PM EDT

Zach Steinberger (+19415397253)

Hey all

Just wanted to check back in on you and see how you were doing. I've been talking with the neighbors as well and it sounds like it was a pretty crazy situation!

Whatever I can do to help

4/12/24 9:44:09 PM EDT

We are in stride. Lost a step there for a brief moment, but rebounded back to gear. Appreciate the outreach. We haven't decided next moves just yet but have you in mind. We won't be buying I can confirm that, however. Another rental in St Pete area or a rental in Tampa area is also plausible. Melissa just started working at Tampa General Hospital

4/12/24 9:45:53 PM EDT

Zach Steinberger (+19415397253)

I'm glad to hear you are doing better. Myself and the neighbors were pretty shaken up for you so can't imagine how you were feeling.

But yes let me know what you decide to do! Would love to assist any way I can

4/12/24 9:47:59 PM EDT

Zach Steinberger (+19415397253)

That's insane!! Even reading it, is hard to fathom

5/13/24 4:20:16 PM EDT

Zach Steinberger (+19415397253)

Hey all

Hope you are doing well. Are you up for getting together this week or next?

Would love to buy you guys a beer or a coffee!

6/7/24 3:48:24 PM EDT

Zach Steinberger (+19415397253)

Hey guys how is everything going?

6/7/24 3:49:07 PM EDT

Zach Steinberger (+19415397253)

If you're up for getting together quickly I'd love to buy you a coffee whenever you are free!

6/21/24 10:04:47 AM EDT

Zach Steinberger (+19415397253)

Hey all hope you had a good week!

Are you available for a quick call today or this weekend?

6/21/24 10:05:08 AM EDT

Zach Steinberger (+19415397253)

Would love to see what your plans are and if I can help at all

7/9/24 12:13:10 PM EDT

Zach Steinberger (+19415397253)

Hey all

I spoke with Luther and he mentioned you'd be moving out at the end of the lease.

Let's plan on coordinating your move out. What day is best for you both to do the key exchange and out boarding?

7/9/24 12:59:28 PM EDT

Zach, we have no need, but we thank you for your offer to support. We have arrangements elsewhere.

7/9/24 1:01:05 PM EDT

Zach Steinberger (+19415397253)

Hi Stephen I totally understand. I just need to do a walkthrough of the property once you vacate and grab the keys so just please let me know when I can do that

7/9/24 1:02:14 PM EDT

Oh i see. I will be available for the the last week of the lease in August. I can be the one to meet you any day/time. Lets get it scheduled so please pick and i can make that work

7/9/24 1:03:00 PM EDT

Zach Steinberger (+19415397253)

How about August 30th at 9 am?

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

Perfect

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

Zach Steinberger (+19415397253)

Loved "Perfect "

7/9/24 1:03:42 PM EDT

I have it on the calendar, so I am set with that

7/9/24 1:04:02 PM EDT

Zach Steinberger (+19415397253)

Thank you!

7/20/24 2:18:05 PM EDT

Zach Steinberger (+19415397253)

Hey guys,

The owners would like me to list the property for sale and for rent on August 1st.

Would that be okay if I coordinate showings with you if I give you 24 hour notice?

7/20/24 2:26:47 PM EDT

Yes. Coordinate with me please.

7/20/24 2:27:22 PM EDT

We are both away for the next seven days however so nobody is home currently until the 27th or 28th of next week

7/20/24 3:08:34 PM EDT

Zach Steinberger (+19415397253)

Okay sounds good! Since we won't be listing until 8/1 should I just plan on texting you directly to confirm showing times?

7/20/24 4:59:17 PM EDT

Yes im sure youll be showing from 8/1 - 8/31 likely not right out the gates but either way, please just text me and can leave Melissa out of it since ill be the one coordinating

Read 7/20/24

7/20/24 5:03:20 PM EDT

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7/20/24 5:03:22 PM EDT

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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)

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

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

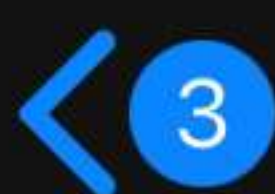
Glad you're doing well!

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

OK, thank you very much

Delivered

2:23



Zach >

iMessage
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

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

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

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

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.

Sat, Oct 5 at 2:07 PM

Zach, you are listed as the landlord in turbo



iMessage



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

Zach Steinberger (+19415397253)

Hey guys!

Have you thought about what you're going to do at the end of the lease?

If you're thinking about buying, I'd love to work with you!

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

Zach Steinberger (+19415397253)

Hey all,

I heard there was some commotion on the street last night.

Some of the neighbors called me.

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

3/26/24 9:51:40 AM EDT

Zach Steinberger (+19415397253)

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

Zach Steinberger (+19415397253)

So crazy! If there's anything I can do please let me know

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

Melissa (+16106135939)

Thank you so much! Yes crazy situation we are still trying to process!

4/12/24 4:49:13 PM EDT

Zach Steinberger (+19415397253)

Hey all

Just wanted to check back in on you and see how you were doing. I've been talking with the neighbors as well and it sounds like it was a pretty crazy situation!

Whatever I can do to help

4/12/24 9:44:09 PM EDT

We are in stride. Lost a step there for a brief moment, but rebounded back to gear. Appreciate the outreach. We haven't decided next moves just yet but have you in mind. We won't be buying I can confirm that, however. Another rental in St Pete area or a rental in Tampa area is also plausible. Melissa just started working at Tampa General Hospital

4/12/24 9:45:53 PM EDT

Zach Steinberger (+19415397253)

I'm glad to hear you are doing better. Myself and the neighbors were pretty shaken up for you so can't imagine how you were feeling.

But yes let me know what you decide to do! Would love to assist any way I can

4/12/24 9:47:59 PM EDT

Zach Steinberger (+19415397253)

That's insane!! Even reading it, is hard to fathom

5/13/24 4:20:16 PM EDT

Zach Steinberger (+19415397253)

Hey all

Hope you are doing well. Are you up for getting together this week or next?

Would love to buy you guys a beer or a coffee!

6/7/24 3:48:24 PM EDT

Zach Steinberger (+19415397253)

Hey guys how is everything going?

6/7/24 3:49:07 PM EDT

Zach Steinberger (+19415397253)

If you're up for getting together quickly I'd love to buy you a coffee whenever you are free!

6/21/24 10:04:47 AM EDT

Zach Steinberger (+19415397253)

Hey all hope you had a good week!

Are you available for a quick call today or this weekend?

6/21/24 10:05:08 AM EDT

Zach Steinberger (+19415397253)

Would love to see what your plans are and if I can help at all

7/9/24 12:13:10 PM EDT

Zach Steinberger (+19415397253)

Hey all

I spoke with Luther and he mentioned you'd be moving out at the end of the lease.

Let's plan on coordinating your move out. What day is best for you both to do the key exchange and out boarding?

7/9/24 12:59:28 PM EDT

Zach, we have no need, but we thank you for your offer to support. We have arrangements elsewhere.

7/9/24 1:01:05 PM EDT

Zach Steinberger (+19415397253)

Hi Stephen I totally understand. I just need to do a walkthrough of the property once you vacate and grab the keys so just please let me know when I can do that

7/9/24 1:02:14 PM EDT

Oh i see. I will be available for the the last week of the lease in August. I can be the one to meet you any day/time. Lets get it scheduled so please pick and i can make that work

7/9/24 1:03:00 PM EDT

Zach Steinberger (+19415397253)

How about August 30th at 9 am?

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

Perfect

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

Zach Steinberger (+19415397253)

Loved "Perfect "

7/9/24 1:03:42 PM EDT

I have it on the calendar, so I am set with that

7/9/24 1:04:02 PM EDT

Zach Steinberger (+19415397253)

Thank you!

7/20/24 2:18:05 PM EDT

Zach Steinberger (+19415397253)

Hey guys,

The owners would like me to list the property for sale and for rent on August 1st.

Would that be okay if I coordinate showings with you if I give you 24 hour notice?

7/20/24 2:26:47 PM EDT

Yes. Coordinate with me please.

7/20/24 2:27:22 PM EDT

We are both away for the next seven days however so nobody is home currently until the 27th or 28th of next week

7/20/24 3:08:34 PM EDT

Zach Steinberger (+19415397253)

Okay sounds good! Since we won't be listing until 8/1 should I just plan on texting you directly to confirm showing times?

7/20/24 4:59:17 PM EDT

Yes im sure youll be showing from 8/1 - 8/31 likely not right out the gates but either way, please just text me and can leave Melissa out of it since ill be the one coordinating

Read 7/20/24

7/20/24 5:03:20 PM EDT

Zach Steinberger (+19415397253)

Okay sounds good

7/20/24 5:03:22 PM EDT

Zach Steinberger (+19415397253)

Thank you!!