

From:

Chad Phillips
26 Sanderson Avenue
Lynn, MA 01902
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Date: January 7th, 2026

To:

Wilgens Joseph
26 Sanderson Avenue
Lynn, MA 01902

Cc:

Mayor of Lynn
Lynn Board of Health
Lynn City Council
Inspectional Services Department, City of Lynn
City of Lynn Housing Stability Ordinance Program
Northeast Legal Aid – Lynn Office
Office of the Massachusetts Attorney General
State Representative / State Senator
U.S. Representative / U.S. Senator

Public Notice of Unresolved Housing Conditions and Code Violations

Property: 26 Sanderson Avenue, Lynn, Massachusetts

This letter is intended as a factual notice documenting unresolved housing conditions at 26 Sanderson Avenue, Lynn, Massachusetts, and the history of notice provided to the landlord. It is being shared with relevant municipal and elected officials to create a clear public record.

I am a tenant at the above address pursuant to a lease agreement entered into in late September 2025.

Pre-Tenancy Representations

As part of the lease signing process and prior to move-in, the landlord, Wilgens Joseph, represented that a second bathroom in the residence would be repaired and fully operational by October 1, 2025. As of the date of this letter, no such repairs have been completed and the bathroom remains unusable.

Water Intrusion and Habitability Issues

Beginning shortly after move-in, I experienced repeated water intrusion into my bedroom:

- **October 31, 2025 at approximately 1:45 a.m.** – water leaking into my room and onto my bed
- **November 16, 2025 at approximately 3:42 a.m.** – repeat water intrusion
- **December 2, 2025 at approximately 9:30 p.m.** – third occurrence of the same issue

Each incident was reported to the landlord. In response, the landlord repeatedly acknowledged the issue and stated that repairs would be made, at times providing specific timelines. Despite these representations, the condition has not been permanently corrected.

Board of Health Involvement

Due to the lack of repairs, I filed a formal complaint with the Lynn Board of Health.

- On **December 12, 2025**, a Board of Health inspector inspected the property, observed the roof leak and water intrusion into my bedroom, and issued official documentation identifying these conditions.
- On **December 19, 2025**, I confirmed that the landlord had received formal notification of these findings from the Lynn Board of Health.

Impact

The unresolved conditions have resulted in repeated water exposure in my living space, damage to personal property (including a bed), and ongoing uncertainty regarding the habitability of the room. The issues described above remain unresolved as of the date of this notice.

Purpose of This Letter

This letter is provided to document:

- The timeline of events
- Repeated notice to the landlord
- The involvement and findings of the Lynn Board of Health
- The continued lack of resolution

No threats or allegations beyond the facts stated above are intended. This notice is shared to ensure transparency and to establish a clear record of ongoing conditions affecting a residential tenancy within the City of Lynn.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chad Phillips', with a stylized, cursive script.

Chad Phillips