

EXHIBIT 4

SMS Backup & Restore Transcript

Source XML	wilgens-joseph-text-history.xml
Generated	2026-06-17 10:36:28 AM EDT
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Date Range	2025-09-24 08:18:42 PM EDT to 2026-02-03 10:02:08 AM EST
Chad	+13035201910
Wilgens	+17814757086

September 24, 2025

#1 | 2025-09-24 08:18:42 PM EDT | Chad

Hey, we just spoke on the phone about the room rental on 26 Sanderson ave in Lynn. My name is Chad Phillips. Email address is thehunmonkgroup@gmail.com

#2 | 2025-09-24 08:20:00 PM EDT | Chad

You can see a little writeup of me on this page: <https://www.apartmentlines.com/our-team/>

#3 | 2025-09-24 08:20:20 PM EDT | Chad

I've owned and operated that company for 22 years

#4 | 2025-09-24 08:21:15 PM EDT | Chad

Thanks again for your time today, looking forward to meeting you tomorrow.

#5 | 2025-09-24 10:26:37 PM EDT | Wilgens

Cool got it

September 25, 2025

#6 | 2025-09-25 05:33:11 PM EDT | Chad

I got to the house a bit early, I'll be inside when you get here

#7 | 2025-09-25 05:33:27 PM EDT | Wilgens

Ok see you soon

September 26, 2025

#8 | 2025-09-26 02:31:19 PM EDT | Chad

sir, I need your email address to send this inspection checklist

#9 | 2025-09-26 03:01:10 PM EDT | Wilgens

Wilgens1@gmail.com

#10 | 2025-09-26 03:02:32 PM EDT | Chad

great, thank you, sent the checklist

#11 | 2025-09-26 03:10:46 PM EDT | Wilgens

Got it

September 30, 2025

#12 | 2025-09-30 02:52:03 PM EDT | Chad

Hey there, curious if you've got any other renters lined up yet? Also, would it be OK if I start sending mail there? I'm asking because there are a couple of things I need to get mailed to my 'home' residence in Massachusetts to prove residency, and I'd like to get that moving ●

#13 | 2025-09-30 02:54:44 PM EDT | Wilgens

How are you sir

#14 | 2025-09-30 02:55:04 PM EDT | Wilgens

Yes I have other people moving in. You certainly can send mails there

#15 | 2025-09-30 02:55:38 PM EDT | Chad

great, thanks!

#16 | 2025-09-30 02:55:45 PM EDT | Chad

any chance you can connect me with my roommates

#17 | 2025-09-30 02:55:46 PM EDT | Chad

?

#18 | 2025-09-30 02:59:08 PM EDT | Wilgens

Yes I will by the second

#19 | 2025-09-30 02:59:26 PM EDT | Wilgens

On Thursday I will connect everyone

#20 | 2025-09-30 02:59:46 PM EDT | Chad

fantastic, thank you!

October 1, 2025

#21 | 2025-10-01 06:50:25 PM EDT | Chad

I'm going to be down in MA on the 9th, do you think I could get the key to my bedroom while I'm there?

#22 | 2025-10-01 06:55:32 PM EDT | Wilgens

Yes

#23 | 2025-10-01 07:01:35 PM EDT | Chad

ok, great. meet at the house? if so, what time? would prefer no later than 7pm since I have a long drive back.

#24 | 2025-10-01 07:06:51 PM EDT | Wilgens

Just check with me on the 7th or 8th to confirm time

#25 | 2025-10-01 07:09:49 PM EDT | Chad

sounds good

October 3, 2025

#26 | 2025-10-03 06:18:27 PM EDT | Chad

sir, checking in on connecting me with the other folks moving into 26 Sanderson, are you able to make that happen now?

#27 | 2025-10-03 06:24:19 PM EDT | Wilgens

Yes I can

#28 | 2025-10-03 06:24:25 PM EDT | Wilgens

Hold on

October 4, 2025

#29 | 2025-10-04 10:43:25 AM EDT | Chad

sir, i never got any contact information from you yesterday for my roommates. would you be able to pass that on to me today? this is for 26 Sanderson

October 8, 2025

#30 | 2025-10-08 05:37:50 PM EDT | Chad

hello sir, as I mentioned previously, I'd like to pick up my room key tomorrow. I'll be leaving dedham around 4:30pm, guessing it will take me awhile to get across town to Lynn. when can I meet you at the house?

#31 | 2025-10-08 06:38:03 PM EDT | Wilgens

Hello sir. I am not around I'm in Florida I'll be back on Monday Sunday

#32 | 2025-10-08 07:16:35 PM EDT | Chad

what about wednesday, october 15th, can we do it then?

#33 | 2025-10-08 07:17:08 PM EDT | Chad

also, has anyone else moved in yet? no one else responded in the text group

October 9, 2025

#34 | 2025-10-09 07:30:43 AM EDT | Wilgens

Yes we can. And yes the people move in. But I guess they don't speak much English bro.

#35 | 2025-10-09 07:31:27 AM EDT | Chad

oh good lord. what nationality are they?

#36 | 2025-10-09 07:31:58 AM EDT | Wilgens

Haitian. But they are good people. I know them

#37 | 2025-10-09 07:33:12 AM EDT | Chad

that's good to know. I guess we'll figure it out. ●

#38 | 2025-10-09 07:35:18 AM EDT | Wilgens

Off course

#39 | 2025-10-09 08:03:31 AM EDT | Chad

would you mind messaging them to let them know I'm going to stop by today?

#40 | 2025-10-09 08:34:37 AM EDT | Wilgens

Ok I will

#41 | 2025-10-09 08:37:45 AM EDT | Chad

thank you very much!

#42 | 2025-10-09 08:37:58 AM EDT | Wilgens

You welcome

October 14, 2025

#43 | 2025-10-14 08:59:08 PM EDT | Chad

hello sir, as i mentioned previously, i'd like to come pick up the key for my room tomorrow at 26 Sanderson. what time should I meet you there?

October 15, 2025

#44 | 2025-10-15 07:28:02 AM EDT | Wilgens

Hello sir. I will not be able to make it today I'm taking my daughter out it's her birthday but I left the key for you inside the cabinet on top of the fridge downstairs

#45 | 2025-10-15 07:28:43 AM EDT | Chad

Okay, thanks

October 16, 2025

#46 | 2025-10-16 03:05:18 PM EDT | Chad

i was able to pick up the key successfully, thank you!

#47 | 2025-10-16 04:55:53 PM EDT | Wilgens

Ok sir. You are welcome

October 21, 2025

#48 | 2025-10-21 02:23:20 PM EDT | Chad

if you could please call me when you get a chance, I have some questions

October 22, 2025

#49 | 2025-10-22 08:29:03 AM EDT | Wilgens

Hello sir. I'm away for the moment. You can text me if you can. Thanks

#50 | 2025-10-22 08:35:36 AM EDT | Chad

I'd prefer to talk by phone, when will you be back?

October 27, 2025

#51 | 2025-10-27 10:34:41 PM EDT | Chad

[No text content]

- [Image IMG-001]

#52 | 2025-10-27 10:34:41 PM EDT | Chad

lower hinge on my closet door is missing a pin. also, I never heard back from you on my last text, when will you be back and available to speak by phone or in person?

October 28, 2025

#53 | 2025-10-28 06:43:09 AM EDT | Wilgens

Good morning I will be back today actually

#54 | 2025-10-28 06:43:20 AM EDT | Wilgens

You can call me after 3 pm

#55 | 2025-10-28 07:13:25 AM EDT | Chad

great, thanks for letting me know

#56 | 2025-10-28 07:13:51 AM EDT | Wilgens

Ok sir. Have a great day. We will talk later

October 29, 2025

#57 | 2025-10-29 07:05:10 AM EDT | Chad

[No text content]

- [Image IMG-002]

#58 | 2025-10-29 07:05:10 AM EDT | Chad

when you come on Thursday can you also bring a cover for this outlet?

#59 | 2025-10-29 07:05:32 AM EDT | Wilgens

Yes sir

#60 | 2025-10-29 07:06:01 AM EDT | Chad

great, thanks!

#61 | 2025-10-29 07:06:28 AM EDT | Wilgens



#62 | 2025-10-29 04:33:35 PM EDT | Chad

[No text content]

- [Image IMG-003]

#63 | 2025-10-29 04:33:35 PM EDT | Chad

[No text content]

- [Image IMG-004]

#64 | 2025-10-29 04:33:35 PM EDT | Chad

would you mind telling the rest of the household that I brought these trash cans for the kitchen? I figured it would be nicer than garbage bags hanging off the cabinets ●

#65 | 2025-10-29 05:06:10 PM EDT | Wilgens

Nice. Great I will tell them. Thanks a lot

#66 | 2025-10-29 05:10:48 PM EDT | Chad

yep, teamwork!

#67 | 2025-10-29 10:08:23 PM EDT | Chad

[No text content]

- [Image IMG-005]

#68 | 2025-10-29 10:08:23 PM EDT | Chad

small trash can for the bathroom as well, apparently I'm "the trash guy" ●

October 31, 2025

#69 | 2025-10-31 01:45:31 AM EDT | Chad

[No text content]

- [Image IMG-006] EXHIBIT F, #1

#70 | 2025-10-31 01:45:31 AM EDT | Chad

[No text content]

- [Image IMG-007] EXHIBIT F, #2

#71 | 2025-10-31 01:45:31 AM EDT | Chad

[No text content]

- [Image IMG-008] EXHIBIT F, #3

#72 | 2025-10-31 01:45:31 AM EDT | Chad

it's 1:30am, just woke up to water dripping on my bed. roof clearly has a leak.

#73 | 2025-10-31 06:53:12 AM EDT | Wilgens

Is that your room

#74 | 2025-10-31 06:53:36 AM EDT | Chad

yep

#75 | 2025-10-31 06:54:09 AM EDT | Chad

water started dripping on me while I was sleeping and woke me up ●

#76 | 2025-10-31 06:57:06 AM EDT | Wilgens

Ohh. ● that's not good. . I'm on it

#77 | 2025-10-31 06:59:39 AM EDT | Chad

can my ceiling get fixed and painted as part of the repair?

#78 | 2025-10-31 07:52:26 AM EDT | Wilgens

Off course sir

#79 | 2025-10-31 09:58:49 AM EDT | Chad

What's the plan for fixing those other things I reported (missing door hinge pin on closet door, missing outlet cover, broken toilet roll holder) -- I thought you said those were going to be fixed on Thursday? Oh, and thanks for removing that door from the front porch! looks much better now ●

#80 | 2025-10-31 10:00:14 AM EDT | Wilgens

Ha ha

#81 | 2025-10-31 10:00:26 AM EDT | Wilgens

I will be down there tomorrow taking care of them

#82 | 2025-10-31 10:00:53 AM EDT | Chad

sounds great, thank you

#83 | 2025-10-31 12:55:50 PM EDT | Chad

[No text content]

- [Image IMG-009]

#84 | 2025-10-31 12:55:50 PM EDT | Chad

ok, tools in place, thank you!

#85 | 2025-10-31 01:00:00 PM EDT | Wilgens

Cool thanks

November 1, 2025

#86 | 2025-11-01 08:08:33 AM EDT | Chad

for rent payment, can I send via Zelle to this phone number?

#87 | 2025-11-01 09:25:42 AM EDT | Wilgens

Wilgens1@uahoo.com

#88 | 2025-11-01 09:26:22 AM EDT | Wilgens

Wilgens1@yahoo.com

#89 | 2025-11-01 10:11:05 AM EDT | Chad

I'm confused. I thought Zelle used phone numbers.

#90 | 2025-11-01 10:17:23 AM EDT | Chad

can't I just use your phone number 781-475-7086

#91 | 2025-11-01 10:20:06 AM EDT | Wilgens

Yes but I prefer it send via the email. But if you confortable with the phone do it with the phone

#92 | 2025-11-01 10:23:32 AM EDT | Wilgens

Received

#93 | 2025-11-01 10:23:42 AM EDT | Wilgens

Thanks

#94 | 2025-11-01 10:24:15 AM EDT | Chad

sure thing, now that I've done this once it'll be easier next month

#95 | 2025-11-01 10:25:19 AM EDT | Chad

[No text content]

- [Image IMG-010]

#96 | 2025-11-01 10:25:19 AM EDT | Chad

do you have any idea who's car this is? you can see from the pic that it's partially blocking the driveway, I was barely able to get out this morning

#97 | 2025-11-01 10:40:50 AM EDT | Wilgens

Yeah it's my son. I'll talk to him

#98 | 2025-11-01 10:50:35 AM EDT | Chad

ok, thank you

November 2, 2025

#99 | 2025-11-02 06:39:24 AM EST | Chad

[No text content]

- [Image IMG-011]

#100 | 2025-11-02 06:39:24 AM EST | Chad

Apologies for calling so early this morning. Your son's car is blocking me in again, at least he's in the driveway this time ● How do I get ahold of him so I can ask him to move it?

#101 | 2025-11-02 06:43:17 AM EST | Wilgens

+1 (305) 409-5483

#102 | 2025-11-02 06:44:06 AM EST | Chad

perfect, thanks! we got it figured out this morning, he was already up

#103 | 2025-11-02 08:41:49 AM EST | Chad

what's the status on the roof leak repair? it looks like rain tomorrow, and I'd really prefer to NOT take a shower while I'm sleeping ●

November 9, 2025

#104 | 2025-11-09 09:26:45 AM EST | Chad

closet door hinge fixed. the hinge was installed upside down. you'll eventually want a proper door pin, the nail will do for now

#105 | 2025-11-09 09:26:46 AM EST | Chad

[No text content]

- [Image IMG-012]

#106 | 2025-11-09 09:27:38 AM EST | Chad

[No text content]

- [Image IMG-013]

#107 | 2025-11-09 09:27:38 AM EST | Chad

outlet cover fixed. in order for that to look better, you'll need to fix the underlying outlet.

November 10, 2025

#108 | 2025-11-10 10:00:14 PM EST | Chad

is the leak in the roof fixed yet? we still have no downstairs bathroom

November 16, 2025

#109 | 2025-11-16 03:42:40 AM EST | Chad

[No text content]

- [Image IMG-014] EXHIBIT F, #4

#110 | 2025-11-16 03:42:40 AM EST | Chad

it's 3:40am, and I was woken up by the sound of water leaking onto my bed from the ceiling again. you need to call me later today.

#111 | 2025-11-16 06:57:59 AM EST | Wilgens

I put a work order i thought the guy fixed that issue. I will get someone there today as an emergency

#112 | 2025-11-16 07:11:52 AM EST | Chad

and what about the downstairs bathroom? before I moved in you said it would be done by the end of October, and it's now the middle of November.

November 26, 2025

#113 | 2025-11-26 11:51:24 AM EST | Chad

Subject: Formal Request for Repairs – 26 Sanderson Avenue, Lynn, MA 01902

November 26, 2025

Dear Mr. Joseph,

This message is a formal written request for repairs at 26 Sanderson Avenue, Lynn, MA 01902.

The following conditions remain uncorrected:

1. Recurring roof leakage into my bedroom

- The law requires that the building be maintained in good repair, protected from rain and moisture, and kept weathertight.
- The law also requires that ceilings be maintained free of holes, cracks, loose plaster, and defects.

I reported the original leak to you on October 31st, and a second leak occurred on November 16th. I have received no confirmation that the roof has been permanently repaired, and the ceiling damage caused by the leaks remains unrepaired despite your prior statement that it would be addressed.

2. Unfinished and non-functional downstairs bathroom

You represented that the downstairs bathroom would be completed and usable by October 31, 2025. It remains unfinished and unusable. Your promise to provide a functional second bathroom formed part of the basis of the rental agreement. Your failure to deliver this promised and existing amenity has materially reduced the fair rental value of the unit and constitutes a breach of your duty to maintain the premises.

I am requesting that you:

Immediately arrange for proper repair of the roof and the interior ceiling damage; and

Immediately begin and complete the work necessary to make the downstairs bathroom fully functional.

I prefer to resolve this cooperatively, but I will continue to exercise all rights available to me under Massachusetts law.

Sincerely,

Chad Phillips

#114 | 2025-11-26 02:45:13 PM EST | Wilgens

The roof is scheduled to be replaced next Friday. It would have this weekend but it's thanksgiving

#115 | 2025-11-26 02:45:43 PM EST | Wilgens

After that the ceiling will follow

#116 | 2025-11-26 02:46:49 PM EST | Chad

And the downstairs bathroom?

November 28, 2025

#117 | 2025-11-28 03:42:06 PM EST | Chad

I have now asked you multiple times about when the downstairs bathroom will be fixed, and you've not responded to any of my requests, I can see this in my text history. Why are you ignoring my question about this task?

#118 | 2025-11-28 04:23:39 PM EST | Wilgens

It is started already

#119 | 2025-11-28 04:24:49 PM EST | Chad

ok, that must have been recent, because when I checked on wednesday, it looked the same as when i moved in. so, what is the estimated date of completion?

December 1, 2025

#120 | 2025-12-01 07:19:45 AM EST | Chad

Sent my December rent this morning, let me know if you got it.

#121 | 2025-12-01 07:42:03 AM EST | Wilgens

Got it thank you.

FYI. Roof is being replace this weekend. The shed will be taking down. I will put your stuff in the basement temporarily. And the bathroom downstairs started. Some work is being done downstairs on the plumbing

#122 | 2025-12-01 07:47:10 AM EST | Chad

OK, thank you for the update. I can move my tools into the basement if you let me know where to put them. I'm leaving town from Dec. 3rd through the 9th, so if you let me know before then I can move them before I leave.

#123 | 2025-12-01 08:18:18 AM EST | Wilgens

I gotta find a space for them. No worries I'm coming down in tomorrow to make space. If you not going away with your car please park on the street. I will need the driveway fow dumpster. Thank you sir

#124 | 2025-12-01 08:19:56 AM EST | Chad

OK. My car will be at a park and ride while I'm gone.

#125 | 2025-12-01 08:32:08 AM EST | Wilgens

Ok cool

December 2, 2025

#126 | 2025-12-02 09:30:20 PM EST | Chad

[No text content]

- [Image IMG-015] EXHIBIT F, #5

#127 | 2025-12-02 09:30:20 PM EST | Chad

That huge wet spot on my bed is from today's rain storm. We're at the point where you might owe me money for damage to my mattress.

#128 | 2025-12-02 09:30:45 PM EST | Chad

it's now been rained on three times since I moved in

December 9, 2025

#129 | 2025-12-09 11:24:44 PM EST | Chad

just got back from my trip. the shed still seems to be up, my bedroom ceiling is still not repaired, has the new roof been put on? I see it's going to rain tomorrow, so I do need an update on that.

#130 | 2025-12-09 11:25:41 PM EST | Wilgens

No sir the weather was not cooperating. So it is push for this weekend

December 14, 2025

#131 | 2025-12-14 10:08:51 PM EST | Chad

has the roof leak been fixed?

December 17, 2025

#132 | 2025-12-17 08:37:18 PM EST | Chad

it's due to rain again on Friday, please give me an update on the roof leak situation

December 19, 2025

#133 | 2025-12-19 07:44:50 AM EST | Chad

[No text content]

- [Image IMG-016] EXHIBIT F, #6

#134 | 2025-12-19 07:44:50 AM EST | Chad

this is now the second time I've had to completely disassemble my bed to protect it from possible water damage due to your lack of action and poor communication regarding the roof leak repair. It's scheduled to rain a fair amount today, and I had no other choice.

#135 | 2025-12-19 07:48:51 AM EST | Wilgens

Yeah man. As you can see I had scheduled for the roof to be done but the company kept on pushing me back. I call another one they are coming tomorrow to assess. Possibly I can get it install this coming week. I already got your complaint from the city. I'm working on it. It's just that all the company I called are tied up and they can only put me on schedule

#136 | 2025-12-19 07:58:09 AM EST | Chad

It's my job to pay the rent on time and be responsible with how I use your space. I'm doing my job. All I'm asking is that you do your job. At the very least you should pay for a *competent* emergency repair while the larger roofing job is on hold. The current situation is unacceptable, water intrusion is a major issue.

#137 | 2025-12-19 08:39:10 AM EST | Wilgens

The way the roof is can't be repaired. My guy could not see any leak. Otherwise it would have been fixed

#138 | 2025-12-19 08:45:35 AM EST | Chad

You can get a second opinion on that.

#139 | 2025-12-19 08:46:26 AM EST | Chad

What is the status of the downstairs bathroom? I still see no work on that, either.

#140 | 2025-12-19 10:10:47 AM EST | Chad

De La Rosa Roofing: (978) 979-7865

JMR Roofing Contracting: (978) 648-7724

B&D Construction & Painting: (857) 417-8883

#141 | 2025-12-19 10:11:51 AM EST | Chad

I contacted all three of those local companies. All said they could come out either today or tomorrow to inspect the issue. All seemed confident they could find the leak. All said if they found the leak an emergency repair could be done within 24-48 hours

#142 | 2025-12-19 10:13:00 AM EST | Chad

Is there any reason to not contact these companies and get this issue fixed?

#143 | 2025-12-19 10:13:51 AM EST | Wilgens

I'll call now

#144 | 2025-12-19 10:15:06 AM EST | Chad

Great, thank you. Please keep me updated on the status of the repair, especially when it is finally fixed, then I'll know I can stop breaking my bed down every time it rains.

#145 | 2025-12-19 10:19:29 AM EST | Wilgens

They are going in to check it out

#146 | 2025-12-19 10:20:00 AM EST | Chad

excellent

#147 | 2025-12-19 10:21:06 AM EST | Chad

I'm not home at the moment, someone may need to let them in the house

#148 | 2025-12-19 10:22:08 AM EST | Wilgens

I'll let you know

December 21, 2025

#149 | 2025-12-21 09:07:24 AM EST | Chad

Can I get an update on the roof leak situation? Did the contractor perform an inspection? Is there an emergency repair scheduled?

December 28, 2025

#150 | 2025-12-28 07:25:50 AM EST | Chad

it's forecast to rain tonight and tomorrow, and I have not received an update from you on the roof leak, did one of the contractors I gave you perform an inspection?

January 4, 2026

#151 | 2026-01-04 08:19:20 AM EST | Chad

it is forecast to rain several times this week, and I still have not gotten an update from you on the roof leak. did a contractor perform an inspection? has there been a temporary repair?

January 6, 2026

#152 | 2026-01-06 06:15:22 AM EST | Chad

January rent paid. I still have not received an update from you on the roof leak.

#153 | 2026-01-06 07:01:41 AM EST | Wilgens

Good morning. The roof is scheduled to be done no later then next weekend

January 7, 2026

#154 | 2026-01-07 01:23:43 PM EST | Chad

I sent you a certified letter today (Jan 7) regarding the unresolved repair issues at 26 Sanderson Ave. I've also emailed you copies of the letters for reference. Please see the certified mailing and email for details.

January 9, 2026

#155 | 2026-01-09 02:04:29 PM EST | Chad

The certified letter I sent you regarding the Chapter 93A demand arrived at 26 Sanderson today. Everyone else in the home refused to sign for it, and I cannot sign for it as I am the sender. I suggest you stop by the post office to pick it up.

January 12, 2026

#156 | 2026-01-12 07:57:44 AM EST | Wilgens

I will be changing your lock this morning and will need access to fix the ceiling

#157 | 2026-01-12 08:05:05 AM EST | Chad

why are you changing my lock?

#158 | 2026-01-12 08:20:50 AM EST | Wilgens

Because it has to be

#159 | 2026-01-12 08:23:52 AM EST | Chad

legally it has to be changed?

#160 | 2026-01-12 08:28:28 AM EST | Chad

I'm out of town today, do you have a key for the existing lock?

#161 | 2026-01-12 08:34:07 AM EST | Chad

just to be clear, that lock on my door works perfectly fine, there is no mechanical reason why it needs to be changed.

#162 | 2026-01-12 08:37:49 AM EST | Wilgens

It has to be keyless ok

#163 | 2026-01-12 08:38:13 AM EST | Chad

ah, yet, that does make sense, thank you for clarifying

#164 | 2026-01-12 08:38:45 AM EST | Chad

keyless makes more sense to allow both the tenant and the landlord to access, that's for sure

January 13, 2026

#165 | 2026-01-13 02:10:20 PM EST | Chad

Wil, you mentioned needing to get into my room to fix the ceiling. I'm staying in Marblehead until the 25th, recovering from my hip replacement surgery. I can make time to come down to open the room, but would need to coordinate a time with you. So let me know if you want to do that.

#166 | 2026-01-13 04:11:28 PM EST | Wilgens

Saturday

#167 | 2026-01-13 04:12:45 PM EST | Chad

Sure, I'm available on Saturday, what time?

January 17, 2026

#168 | 2026-01-17 08:01:56 AM EST | Chad

good morning. your had mentioned meeting on Saturday so I can let you into my room, but we haven't decided on a time. I'd prefer to do it earlier in the day. when can you meet today?

#169 | 2026-01-17 08:27:07 AM EST | Wilgens

I can't meet early. In that case we can meet tomorrow morning at 9am

#170 | 2026-01-17 08:52:11 AM EST | Chad

ok, sounds good, I'll meet you there tomorrow morning at 9am

January 18, 2026

#171 | 2026-01-18 08:27:00 AM EST | Chad

good morning, confirming that we are still meeting at 9am this morning at 26 Sanderson

#172 | 2026-01-18 08:55:37 AM EST | Chad

just arrived at 26 Sanderson, what's your ETA?

#173 | 2026-01-18 08:58:39 AM EST | Wilgens

Hello sir. Yeah you can leave the door unlocked I don't have an exact eta. It I will be there. Just got a lot to do before I head down there. Plus I live far away. It's gonna be a while u don't have to wait for me at all. But it will be done today

#174 | 2026-01-18 08:59:27 AM EST | Chad

so you're going to change the current lock out for the keyless lock today?

#175 | 2026-01-18 09:12:28 AM EST | Chad

[No text content]

- [Image IMG-017] EXHIBIT F, #7

#176 | 2026-01-18 09:12:28 AM EST | Chad

[No text content]

- [Image IMG-018] EXHIBIT F, #8

#177 | 2026-01-18 09:12:28 AM EST | Chad

I went upstairs, the door knob on my bedroom door has been changed to a knob that does not lock. What is going on?

#178 | 2026-01-18 09:14:41 AM EST | Wilgens

Man. I told you already it is ordered by the city to change all locks to keyless knob ok. Not my call

#179 | 2026-01-18 09:16:01 AM EST | Chad

Can we chat by phone for a minute, I think that will be less confusing

#180 | 2026-01-18 09:16:20 AM EST | Wilgens

Only text

#181 | 2026-01-18 09:16:48 AM EST | Wilgens

It was ordered to remove all locks as you can see none of the other rooms has locks on them

#182 | 2026-01-18 09:17:33 AM EST | Chad

OK, this was partly a misunderstanding on my part. I thought you were ordered to change them to an electronic type lock with a keypad.

#183 | 2026-01-18 09:17:51 AM EST | Wilgens

No keys at all

#184 | 2026-01-18 09:18:16 AM EST | Chad

Which removes my ability to secure the items in my bedroom

#185 | 2026-01-18 09:18:24 AM EST | Wilgens

Yes

#186 | 2026-01-18 09:18:53 AM EST | Chad

then why did you ask me to meet you here this morning? I don't understand the purpose of that

#187 | 2026-01-18 09:19:50 AM EST | Wilgens

At this point man. It probably gonna be best for you to look for another place that suit your needs better. I have enough headache with this situation already ok. Think about it.

#188 | 2026-01-18 09:23:40 AM EST | Chad

Can I get an update on the repair of the roof leak and the damage to my bedroom ceiling?

#189 | 2026-01-18 09:24:00 AM EST | Wilgens

Roof is fixed

#190 | 2026-01-18 09:24:10 AM EST | Wilgens

Ceilings will be fix today

#191 | 2026-01-18 09:24:40 AM EST | Chad

OK, thanks for the clarification.

#192 | 2026-01-18 09:27:57 AM EST | Chad

Would you mind sending me a picture of the repaired ceiling when it's completed?

#193 | 2026-01-18 10:06:45 AM EST | Wilgens

Ya

#194 | 2026-01-18 10:18:50 AM EST | Chad

great, thanks

January 20, 2026

#195 | 2026-01-20 04:47:17 PM EST | Chad

[No text content]

- [Image IMG-019]

#196 | 2026-01-20 04:47:17 PM EST | Chad

[No text content]

- [Image IMG-020]

#197 | 2026-01-20 04:47:17 PM EST | Chad

I'm standing in my bedroom, there has clearly been no work to repair the ceiling, despite your assurance that it would be completed yesterday.

January 23, 2026

#198 | 2026-01-23 02:03:52 PM EST | Chad

I've just sent you an email titled "Notice of Termination of Tenancy – 26 Sanderson Avenue." It provides my written notice and confirms I will be fully vacated by January 31, 2026. Please confirm receipt.

#199 | 2026-01-23 03:16:42 PM EST | Chad

Following from my earlier termination notice, I've just sent you an email titled "Prepaid February Rent – 26 Sanderson Avenue" regarding the return of the prepaid February rent; please confirm you received it.

#200 | 2026-01-23 04:26:42 PM EST | Wilgens

Yes. Confirm

January 27, 2026

#201 | 2026-01-27 05:55:09 PM EST | Chad

I just sent you an email titled "Move-Out Confirmation and Key Return – 26 Sanderson Avenue" confirming I'm fully moved out and noting I'll stop by Feb 3 to drop off keys and check mail; please confirm receipt.

February 3, 2026

#202 | 2026-02-03 10:02:08 AM EST | Chad

As promised, I've returned all keys today for 26 Sanderson Avenue.

- [Image IMG-021]