

EXHIBIT 8

Certified Mail # 9589 0710 5270 2112 3756 84

Chad Phillips

26 Sanderson Avenue

Lynn, MA 01902

303-520-1910

chad@apartmentlines.com

Date: January 7th, 2026

Wilgens Joseph

26 Sanderson Avenue

Lynn, MA 01902

Re: Demand Letter Pursuant to Massachusetts General Laws Chapter 93A

Dear Mr. Joseph,

This letter constitutes a formal demand for relief pursuant to the Massachusetts Consumer Protection Act, Massachusetts General Laws Chapter 93A, arising from your unfair and deceptive acts and practices as my landlord.

I reside at 26 Sanderson Avenue, Lynn, Massachusetts, where I rent a room pursuant to a lease agreement entered into on September 25, 2025. I have been your tenant since that date.

As part of the lease agreement and prior to my move-in, you expressly represented that a second bathroom in the residence would be repaired and fully operational by October 1, 2025. To date, no work has been completed, and the bathroom remains unusable.

Beginning on October 31, 2025 at approximately 1:45 a.m., I reported a serious water leak that entered my bedroom and soaked my bed. I reported the same water intrusion again on November 16, 2025 at approximately 3:42 a.m., and for a third time on December 2, 2025 at approximately 9:30 p.m. Each of these incidents was reported to you. You 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.

Due to your continued failure to make repairs, I filed a formal complaint with the Lynn Board of Health. On December 12, 2025, a city inspector inspected the premises, observed the roof leak and water intrusion into my bedroom, and issued official documentation identifying these conditions as violations. On December 19, 2025, I confirmed that you had received formal notice of these violations from the Lynn Board of Health.

Your continued failure to correct these conditions despite repeated notice, specific promises to repair, and formal findings by the Lynn Board of Health constitutes willful and knowing conduct. It is an unfair and deceptive act to rent residential property with conditions that violate the Massachusetts State Sanitary Code, and your repeated refusal to remedy these known conditions further constitutes a breach of the implied warranty of habitability.

The violations you have failed to correct include, but are not limited to:

- Active roof leaks resulting in repeated water intrusion into my bedroom
- Resulting water damage to my personal property, including my bed
- Failure to provide a functional second bathroom as promised

As a direct result of these conditions, I have experienced substantial interference with the use and enjoyment of my home. My bed, purchased new for approximately \$500, has sustained repeated water damage. I have also suffered loss of sleep, ongoing stress, and significant time and effort attempting to obtain repairs that you have repeatedly promised but failed to complete.

To date, I have paid a total of \$4,050 in rent, consisting of \$450 for half of October 2025, \$900 for November 2025, \$900 for December 2025, \$900 for January 2026, and \$900 paid as last month's rent at lease signing.

To resolve this matter, I hereby demand the following relief:

1. **Permanent correction of the roof leak and water intrusion, and restoration of a functional second bathroom, within fourteen (14) days of your receipt of this letter** (or sooner if ordered by the Lynn Board of Health); and
2. **Payment of \$1,600**, representing:
 - \$500 for documented property damage to my bed; and
 - A reasonable rent abatement reflecting the diminished rental value of my living space due to the above conditions during the period of my tenancy to date.

This demand does not waive my right to seek additional rent abatement or other relief for any future period during which these conditions remain uncorrected, including with respect to application of last month's rent.

Chapter 93A requires you to provide a written, good-faith response to this demand within thirty (30) days of receipt. Your failure to make a reasonable offer of settlement may subject you to liability for double or treble damages, as well as attorney's fees and costs, should I pursue further legal action.

This letter is sent without waiver of any rights or remedies available to me under Massachusetts law.

Sincerely,

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

Chad Phillips