


Michael and Elana Laham  
22426 Porreras  
Mission Viejo, California 92692

December 9, 2002

Robert J. Koretoff  
16320 Downey Avenue  
Paramount, CA 90723  
FAX: (562) 220-1048

Dear Robert,

 You already know via the letter from the Mallorca Association dated to us 5/10/02 that we cannot bring a second car on the premises or purchase a second car decal without notifying them and yourself first. Therefore your quote in your FAX dated to us 12/6/02 that, "I have no way of knowing that in the near future you will not use two car decals" is false, which in our opinion means that you are most UNREASONABLE. Also, we have been a one-car family now for eight years. That you refuse to appreciate our honesty that we will not purchase more than one car decal, in our opinion, means that you are most UNREASONABLE and PETTY. Furthermore, apparently, since we did you a favor by making the payment happen to the Mallorca Association of the ONE car decal, which was YOUR RESPONSIBILITY to make happen, NOT OURS, you have decided to show us your gratitude by denying us a refund of \$50.00. We believe this is because you are most UNREASONABLE, IRRESPONSIBLE, INGRATEFUL and PETTY. Bottom line is you will have to refund us the \$50.00 anyway when our contract expires with you and at that time it will be \$100.00.

Regarding the old transmitters for garage door operator you requested in your FAX dated to us 12/6/02: In the summer of 2002, per your request, we saved all of the old garage door parts. On 11/4/02, when you came on the premises to install the water heater, we noticed that you had taken all of your old garage door parts. If you were missing some of those old garage door parts, why didn't you notify us immediately? Why are you bringing this matter up now, an entire month later? Is it for the sheer purpose of harassing us with a false accusation that we have them? Are you now planning to lie and say that we took other property of yours in the future that we did not take as a means of using corruption to take money out of our security deposit with you that you have no right to?

Apparently, since we decided to no longer do FAVORS for YOU and take care of YOUR RESPONSIBILITIES, because you refuse to RECIPROCATATE, you apparently have nothing better to do then harass us for no good reason by turning any situation that arises into a BATTLE. We came here to have a peaceful and enjoyable stay. We love it here and wanted to stay indefinitely as we told you in our telephone conversation with you in October 2002. We are excellent tenants who keep your premises immaculate and uncluttered and who pay our full rent well in advance. In the beginning we even did favors for you so that you would not have to be inconvenienced until we discovered that you refuse to reciprocate or even say thank you. All of this apparently means nothing to you. All we asked for is that we be treated FAIRLY. But apparently you are hell-bent on not allowing that to happen, either.

**THEREFORE, SINCE YOU ARE APPARENTLY UNHAPPY WITH US BECAUSE WE WILL NOT DO FAVORS FOR YOU, AND TAKE CARE OF YOUR RESPONSIBILITIES SINCE YOU DO NOT RECIPRICATE** then let's resolve this lose-lose situation that you have created. **WHY DON'T WE ALL SIGN THE LEASE TO RELEASE US AS YOUR TENANTS IMMEDIATELY?** We will then find another place to live and you can spend \$1300 (6% of the first year's rent) to find yourself a new tenant. If you are not willing to do that, no problem - because we will no longer be your tenants as of 4/30/02 when the lease expires (see paragraph two of lease) which is four months away. No one wants to live in a place, no matter how lovely it is, when you, the landlord, apparently have nothing better to do except put your priority to harass your tenants for no reason before your pocketbook.

We get a lot of mail from numerous previous tenants, which apparently means that they only stayed here for a short time apparently because of the kind of landlord that you are.

Most Sincerely Yours

The Lahams

\*\* COMMUNICATIONS REPORT \*\*

AS OF DEC 10 '02 9:25 PAGE.01

C17 SE GROUP BLD 41A

TOTAL PAGES

TOTAL TIME

SEND : 0002  
RECEIVE : 0001

SEND : 00'01"50  
RECEIVE : 00'00"38

	DATE	TIME	TO/FROM	MODE	MIN/SEC	PGS	CMD#	STATUS
01	12/ 6	16:15	5622201048	EC--R	00"38	01		OK
02	12/10	09:22	5622201048	EC--S	00"55	01	98	OK
03		09:24	5622201048	EC--S	00"55	01	99	OK