

Dear Renters at 4706 W. 17<sup>th</sup> St. La CA 90019 (Tenants) May 29, 2025

We officially went inside to inspect the house at 4706 W. 17<sup>th</sup> St. and here is the breakdown and reason for our decision, and will explain in detail further down this letter.

*Legal Use of Security Deposit Funds are permitted by landlord if*

- 1) Damages are beyond normal wear and tear, by a renter or guest of the renter*
- 2) Cleaning fees associated with returning the property to it's pre-move in condition*
- 3) Restore, repair or return the property to its pre-move in condition according to the lease agreement. (Cal. Civ. Code § 1950.5(b))*

Let's go over all the damages and how you left this apartment in an unrentable condition.

1. Almost every wall, in every room had scratches, deep black marks, black marks on ceilings, deep holes, dried up glue
2. Many doors left with black marks, scratches
3. Some Closets had scratches & damaged walls and has to be redone completely
4. Stair rails scratched
5. Garage EV Charger Box tampering (was not properly removed and closed off and left with Live Hot Wires open)
6. All shower doors dirty and the shower floors were so dirty they needed to get cleaned twice (the second time had to be used with a special scrubber),
7. Kitchen appliances including stove, stove hood have never been cleaned and left with a thick grease and dirt and filthy, liquid spilled on stove burners and not cleaned, and caused discoloration

8. Roof Top left very dirty with lots of cigarette buds and ash
9. Washer/Dryer was given to you in a brand new condition, not only was the dryer damaged due to not removing lint's and using it under normal conditions, but the washer was clogged and left with lots of lint and needed special cleaning
10. Lots of scratches and few holes in stairs and flooring, and over 8 stair nose's had damages and needed replacing, and black sticky tar on stair noses.

Now, we rented this newly build building/unit to you guys in good faith, and by law (California Civil Code 1950.5) you are to return the unit in the same condition, with normal wear and tear in mind and respect to the unit you are renting, and not the condition you and your party left it in.

So we cannot return your full deposit, due to all the damages and fixing required for getting this unit to a respectable level & condition, just like it was rented to you guys before you moved in.

Thank You In Advance  
C&K