

September 19, 2011

Juliann & Dave Morris

Thank you for your letter.

I have no intention of discussing your continued tenancy. If you want to stay, stay, if not give notice and leave. We require 60 days in our standard rental agreement.

As to the new furnace, the installation is not complete and you should not run the furnace. I did have the chance to test the flue gasses and they did not register any carbon monoxide at all so I am not sure if the alarm went off. Additionally I put the alarm right next to the flue when the furnace was running and it did not go off. The furnace will be completed by October 15, 2011 as required by State law however I hope to have it done much sooner

As to the drain thank you for the notice. I will clean the drain line as soon as tomorrow.

As to the stove, we rent apartments, not appliances, There is a stove in the garage that was removed from the spot where the refrigerator is currently sitting. Dave told me that he wanted to move the stove receptacle but perhaps he changed his mind. If you want the newer stove I may be able to help change the cords/plugs out. It is an easy job if you want the newer stove, change the plugs.

As far as rent is concerned as you have now expressed an interest in moving I am afraid that I will insist on being paid all of the rent you owe minus any material you have currently installed in the apartment. As I see it you have painted three rooms so I need \$850.00 minus the cost of the paint that you have actually put on the walls. Nothing is worth anything until it is done.

* You have had 50 days to work on the apartment and have so far managed to tear things apart but very little is actually being completed. Under the current circumstances I can not buy wall board that has not been installed or pay for paint that has not been installed. Rent along with receipts for installed materials should be received by Thursday as it is very late.

I will also insist that you remove your items from the garage and the gazebo. Those are not storage areas and you may not have anything in the garage and only limited items in the gazebo as it is also for the use of the upstairs tenants.

There is no reason we can not move forward from here. We are in a business relationship, we don't need to be friends. If you want to move that is unfortunate but your choice. I know you feel you have a lot of effort into the property and it would be too bad if you decided blow this out of proportion and overreact.

Please pay rent and I will see about that drain and completing the furnace install Tuesday around 10 am.

Ron Staeheli
4300 Blackhawk RD
Eagan, MN 55122