

13 September 2010

ICB Trust
198 Broadway
Brooklyn, NY 11211

Dear Chaim,

I am intent on mending our failed tenant-landlord relationship, which collapsed under a lack of mutual respect and consideration. In an effort to move forward, let us acknowledge our mis-steps, in hopes that we don't repeat them.

It was a rough start. I moved in to find the previous tenant's belongings and rotting food still occupying the apartment, left for me to discard of. It is frustrating that you don't keep an accurate account of which bills I have paid. General building negligence includes: mold, water damage, unfinished hardwood floors, broken windows, rooms lacking insulation, and holes in the ceiling and roof. The unfinished floors gave Mike an infected wound and over \$1300 in medical bills. Further, the pipe that is shared by both kitchen sink and bath-tub results in food debris rising into and clogging the latter. In addition, heat and hot water were turned off for one week in May, during which time you were unavailable to answer or return our numerous phone calls for assistance.

I am not without fault, either. Occasionally I have paid rent and utilities late (in August I was two weeks late). This is not only inconvenient for you, but also breaks our lease agreement. I appreciate the patience that you often show during such instances. I subleased our apartment in June and July without asking. I have treated you poorly when discussing the heating bill, calling you names, questioning your ethics, and generally losing my temper. Worse though, I have judged you for your religion, your age, and your language. I sincerely regret such acts of financial irresponsibility, and lack of self-awareness.

Debatable topics include: infestations, the oil bill division, and cultural differences. While I have tried to understand your inability to speak directly to me, shake my hand, or look me in the eye, please know that it is frustrating.

Moving forward I will treat you with respect, and I hope you will return the favor. Enclosed is a piece of letterhead, on which I ask that you respond however you feel is appropriate.

With Sincere Apologies,



Carey Denniston