

24 October 2022

Walter W. Green  
Green Law, P.C.  
7309 Baltimore Avenue, Suite 115  
College Park, Maryland 20740

Dear Mr. Green,

Thank you for your letter dated 18 October acknowledging communication with the Landlord.

As you are no doubt aware, as of 03 October the Landlord was in possession of \$12,000 in overpayment of rent. It was requested that \$3,300 from that balance be applied to each of the October and November rent payments, with the \$5,400 remainder to be repaid at the end of the lease. The wording in your letter, 'This letter in no way relieves your obligations [...] to make timely rent payments', is thus concerning, as the rent is already paid in full for the entire notice duration.

Deducting the October rent from the initial balance leaves \$8,700 currently outstanding. To avoid any further confusion, please have the Landlord remit this amount immediately, whereupon per your request rent payment will re-commence in the usual fashion.

Please note that this balance is separate from and unrelated to the security and pet deposits also in the Landlord's possession. Despite the Landlord having done no maintenance, upkeep, or improvements to the property since October 2020, the property is in as good or better condition than it was upon commencement of the Lease, ordinary wear-and-tear notwithstanding, and the full deposit amount is expected to be returned upon termination.

Thank you for your time and attention to this matter. Please feel free to contact me with any questions.

Sincerely,

Matthew O'Reilly