

From: Pam Drivas McTigue pdmctigue@aol.com
Subject: Re: 71 Stuart St Follow-up Fwd: Rent Adjustment
Date: January 10, 2017 at 7:11 AM
To: msarapas@portland.maine.gov

Matt,

Please update again.

No heat no hot water .

It had gone off again since I wrote to you earlier this morning.

This is not acceptable.

Please contact me.

Pam McTigue
207 831-4097

Sent from my iPhone

On Jan 10, 2017, at 2:49 AM, Pam Drivas McTigue <pdmctigue@aol.com> wrote:

Matt,

Please update the file to reflect I just returned home from out of state to find no heat and no hot at 2:15 am. I was originally not returning until Tuesday afternoon. I'm sure there would have been frozen or worse burst pipes.

I got no response from the landlord to my phone call or text.

This is excessive. I can not leave. I have to learn how to restart a malfunctioning furnace if I want heat. This is not my responsibility to fix a malfunction furnace.

I pay to have heat and hot water. And when I ask for a rent reduction for the 20 times in the last month this has happen I get told I am difficult and I can find a new place with a 30 day notice and if I deduct money from the rent I will be fined- even if I deduct for the supplies to clean up the soot that covered everything.

This is abusive.

Landlords should not be able to collect rent for services that are provided- especially heat and hot water on a night that is in single numbers.

Landlords should not be able to ignore calls notifying them of the situation.

Landlords should not retaliate by against a tenant by not repairing furnace properly and continually subject any tenant to this type of abuse for wanting what is required by law.

Please see this stops.

Pam McTigue

Sent from my iPhone

Begin forwarded message:

From: Pam McTigue <pdmctigue@aol.com>

Date: Monday, 2017-08-14 10:16 AM EST

To: msarapas@portland.maine.gov

Subject: [REDACTED] Follow up Fwd: Rent Adjustment

From: Pam Drivas McTigue pdmctigue@aol.com
Subject: Fwd: 71 Stuart St Follow-up Fwd: Rent Adjustment
Date: January 10, 2017 at 2:49 AM
To: msarapas@portland.maine.gov

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Please see this stops.

Pam McTigue

Sent from my iPhone

Begin forwarded message:

From: Pam Drivas McTigue <pdmctigue@aol.com>
Date: January 6, 2017 at 2:18:07 PM EST
To: msarapas@portland.maine.gov
Subject: 71 Stuart St Follow-up Fwd: Rent Adjustment

Matt,

Here is the follow up

In addition the hot water is coming out steam today up to 180 degrees on the meat thermometer. I have contacted the owner's daughter.

Pam McTigue

-----Original Message-----

From: Pam Drivas McTigue <pdmctigue@aol.com>
To: [mydelgado06 <mydelgado06@yahoo.com>](mailto:mydelgado06@yahoo.com)
Sent: Fri, Jan 6, 2017 11:44 am
Subject: Re: Rent Adjustment

Melba,

I am confused.

On Friday when I spoke to you about the heat and hot water being out again and asked for an adjustment to the rent because this had happened you said yes. You asked me if I had a figure. I said not at this time I was dealing with this right now, but that I could pull something together and get it to you. You told me okay just text it to you when I had it. And I have.

Why are you telling me now nothing will be taken off? Especially since it went out again on Tuesday and I had to deal with additional problems with soot and clean up on my own?

What has changed?

Pam

-----Original Message-----

From: Melba Delgado <mydelgado06@yahoo.com>

To: Pam Drivas McTigue <pdmctigue@aol.com>

Sent: Thu, Jan 5, 2017 8:27 pm

Subject: Re: Rent Adjustment

Pam,

I understand that the furnace issues this past month have been frustrating. However, we have addressed all concerns in a timely manner and are hopeful that it will be running smoothly for the remainder of the winter. We are awaiting confirmation from Richard P. Waltz Plumbing on a follow-up visit to further confirm this.

Unfortunately, the cost of occupancy has not changed. As always, please send a check in the amount of \$1,600 prior to the 7th of January.

In many conversations with you since you've moved in it seems as though you are not happy with the living arrangements. My parents and I do not want you to feel like you are trapped in a situation that you're not happy with. As such, if you'd like to seek other housing we will offer to let you break the lease and return your security deposit, provided you give 30 days notice.

Thanks for reaching out,
Melba

On Thursday, January 5, 2017 2:31 PM, Pam Drivas McTigue <pdmctigue@aol.com> wrote:

Melba,

The following are some of the problems that rent adjustments should be made for:

11/14 -11/15 No heat No Hot water House 52 degrees

12/17 No Heat Not Hot Water Snow Storm Van Ngo

12/17 Scott Pettis Hot Water Snow Storm (\$25.00 discounted price I paid will deduct not in total copy of check)

12/18 No Mixing Valve No one fixed

12/19 No Mixing Valve Ngo refused to fixed
12/20 No Mixing Valve Burned when I touched the metal sink faucet
12/20 Code Violation, safety Issue wrote to you
12/21 No Mixing Valve
12/22 Mixing Valve Fixed Scott Swett
12/26 Leaking Furnace no one fixed
12/27 Used wood & plastic box to slow down leak Ngo temporary fix
12/28 Replaced Coil 6:30-10:10 pm took my white dishpan to collect water and oil without asking, ruined. Dumped water and oil on front walk way. Ngo
12/29 No Heat No Hot water Richard P. Waltz
12/29 Wrote requested further action be taken
12/30 No Heat No Hot Water Richard P Waltz
1/1 Soot covered everything in basement including containers, hampers, laundry, etc. Cleaned until ran out of supplies, need respirators do not have. (Copy of receipt for \$29.17 not in total)
1/2 Purchased supplies cleaned. (Copy of Receipt \$29.17 not in total)
1/3 More soot back again. Cleaned again. Purchased tarp and plastic to cover opening and belongings (Copy of receipt for \$24.09 not in total).
1/3 Service call discovered No Heat or No Hot Water. (I hadn't been home). Soot will continue from cleaning. Keep things covered. Will be back to check readings and outside fan. Richard P Waltz.

This has been a substantial obstruction to the right to quiet enjoyment of the property & being an able to enjoy the holidays and just life in general. Michael McTigue, a listed tenant has not been able to live here during this because of these conditions and had to stay elsewhere. I had to take ice cold showers, been sick, coughing and nose running (soot at one point). It has been a miserable experience which I hope is now behind us.

Given the extent of the problems, the number of days this repeatedly occurred, the health issues and a tenant remaining away I feel \$800.00 off the rent is warranted. I have photographs I can send separately.

Thank you for your consideration.

Pam