

COMMUNITY ALLIANCE OF TENANTS

2710 NE 14th Avenue, Portland, Oregon 97212

Monday, October 2, 2017

Avenue 5 LLC
605 Fifth Ave S, Suite 100
Seattle, WA 98104

Melrose LLC
1455 NW Irving St #200
Portland, OR 97209

LPRP, 4RT, SFT and STK Brugger LLC
10 Clay St Suite 200
Oakland, CA 94607

Dear Sir or Madam:

We write to you on behalf of the residents of Titan Manor Apartments, as the Titan Manor Tenants Alliance.

We are writing to express our dismay over letters dated August 1, 2017, notifying the residents of rent increases from \$67 - \$75, effective October 1, 2017.

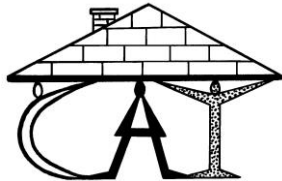
Since you have assumed ownership of the apartment complex at Titan Manor/The Melrose, there have been a number of repair issues in the complex as outlined in the City of Portland's January 2017 inspections report, which we have consistently communicated to you. Oregon Law requires landlords to keep rental units in habitable condition [ORS 90.320]. These requirements are quite specific. Our units may not substantially lack the following:

- Effective waterproofing and weather protection and good ventilation
- Ceilings and floors in good repair
- Adequate heating and electrical equipment kept in good working order
- No rodents or cockroaches

Our homes currently lack all of the above. Our units must be habitable and comply with code. It is within our rights, as outlined in the Oregon Landlord Tenant Law, for our housing to have a base level of safety. For the past year, our units have not complied with the law or with our rental agreement. Given the numerous communications regarding these outstanding repairs, we understand that you have had ample time to make such repairs.

First, we ask that you forgo the rent increase until the necessary repairs are made that bring our units into code compliance. Additionally, we ask for reduced rental value from the date of inspection, February 2017, to the date that these basic repairs are completed. Each of our units has been at least 25% uninhabitable for this period, and we wish that our monthly rent be deducted in the amount stated, by that percentage. The amounts specified below are per unit, and we wish that a check to be issued to the tenants listed in Table 1. We also request a 24-hour notice of entry before any inspections or repairs are made.

Lastly, it is unlawful for a landlord to respond to this letter by sending a termination notice, increasing rent, or otherwise retaliating [ORS 90.385].



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We enjoy living at Titan Manor/The Melrose. As you know, many of us have raised our families here for years. We want to thank you for the opportunity to continue to thrive in our neighborhood. We look forward to amicable resolution so that we can continue to enjoy the community we live in.

Please respond to this request for repairs in writing by within 10 business days, or October 16, 2017, outlining your intentions to complete repairs. If we have not received a response by 10/23/2017, we will pursue tenant remedies stated in the Oregon State Residential Landlord/Tenant Act. (ORS Chapter 90)

Thank you in advance for your cooperation,

Titan Manor Tenants Alliance

Table 1. Rent Increases by Unit

Unit Number	Increase Amount
██████	\$75
██████	\$75
██████	\$75
██████	\$75
██████	\$75
██████	\$78
██████	\$75
██████	\$75
██████	\$77
██████	\$75
██████	\$75
██████	\$68
██████	\$75
██████	\$75
██████	\$75
██████	\$75
██████	\$77
██████	\$75

██████	\$75
██████	\$77
██████	\$75
██████	\$75
██████	\$75

Phone: (503) 460-9702 Fax: (503) 288-8416 Renters' Rights Hotline: (503) 288-0130 www.oregoncat.org