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URGENT: Demand for Compensation due to Security & Safety Negligence - Unit 1710

1 message

邱 牧群 <tmu2013b@gmail.com> Wed, Dec 10, 2025 at 10:42 PM

To: ccooper@smcmail.com

Cc: ewhite@smcmail.com, Jasper Chen <ee.classical@gmail.com>

To Property Manager,

Since I have not received a substantive response regarding the robbery incident, I am writing to document a **second life-threatening failure** at this property within **2 weeks** due to management negligence:

1. **Security Failure:** I was robbed and forced into the building because the front desk was unattended.
2. **Fire Safety Failure:** I was trapped in the elevator for 30 minutes ***tonight, Dec 10, 2025 from 18:30 almost 19:00***. The emergency bell failed, as well as the emergency call is not answering, requiring my internal call Fire Department rescue.

This is a breach of the Warranty of Habitability. I am paying full rent for a building with security and safe facilities, but I am living in a facility where my safety is repeatedly compromised. The value of the premises has been significantly diminished by these failures.

My Demand: Since I am unable to relocate immediately, I demand a **one-time rent credit of one month's rent ($1,702)** applied to my next statement, and I am demanding any of my future **lease termination without penalty. Also, a** written schedule showing exactly when the front desk is staffed, so I know when I am left vulnerable.

This amount reflects:

1. Compensation for the security breach that endangered my life.
2. Compensation for the trauma and risk of the elevator entrapment.
3. Reimbursement for the services (security, safe access) that were paid for but not provided.

Please confirm this credit in writing within 24 hours. If we cannot reach an equitable resolution, I will proceed with filing a **Rent Escrow action** with the District Court of Maryland and will formally report all safety violations to the **Baltimore City Fire Marshal and Housing Inspectors**.

I await your immediate response.

Daniel

Maryland Law Context: Under **Maryland Real Property Code § 8-211**, a landlord must repair and eliminate conditions that constitute a "fire hazard" or a "serious and substantial threat to the life, health, or safety of occupants." **A non-functioning emergency system in the only means of vertical egress is a clear violation**.