

Item	Amount	Lease violation #	
<a href="#">Balance due on Dec. rent</a>	\$600.00	52	
inability to procure the refrigerator is provided for in the lease. Tenant can move out, but he can't deduct rent over my inability to get equipment due to Covid		32	
Interest for late payment of Dec. rent & past due \$600.00	\$32.78	10, 52	
<a href="#">Underpayment of utilities thru 4/23/21</a>	\$1,522.75	18e, 19, 52	
<a href="#">Refrigerator replacement</a>	\$1,034.93	21, 32, 14f, 52, 61	
Refrigerator repair visits	\$644.00	21, 32, 14f, 52, 61	
<a href="#">Refrigerator compressor shipping</a>	\$78.00	21, 14f, 52, 61	
Costs to return compressor	\$20.00	21, 14f, 52, 61	
<a href="#">AV repair on living room &amp; den stereos/Home movie theater</a>	\$844.07	21, 14f, 52, 61	
replace perennial bulbs destroyed by tenant, fall & spring cleanup	\$225.00	34, 14f, 52, 61	
<a href="#">eviction filing fee</a>	\$297.00	21, 32, 46, 52, 61	
<a href="#">eviction court fee</a>	\$5.00	21, 32, 46, 52, 61	
Re-rent levy, as per lease agreement (null if tenant pays April and May rent)	\$500.00	56, 52	
<a href="#">\$100 for Costco refrigerator purchased by tenant &amp; deducted from rent</a>	\$100.00	14f, 52, 61	
April rent	\$2,495.00	10, 12, 52, 61	
May rent	\$2,495.00	10, 12, 52, 61	
<p>Tenants with a definite term lease have to pay for the entire term no matter when they leave, unless the landlord agrees to accept new tenants who would take over the remaining payments. But some term leases have provisions allowing the tenant to "break" the lease. Often in such cases, the tenant is required to pay a "break lease" fee—a sum of money and/or the tenant's security deposit. Tenants who vacate their units between November 15 and April 15 must tell their landlord they are vacating at least three days before they move. This allows the landlord time to take steps to make sure the pipes don't freeze. <b>A tenant's failure to notify the landlord is a misdemeanor.</b> (143)</p>			
<a href="#">Plumber</a>	\$295.00	21, 40, 14f, 52, 61	
<a href="#">Comcast service call for re-instatement of service</a>	\$89.99	21, 14f, 52, 61	
<a href="#">Carpet cleaning</a>	\$63.20	21, 40, 14f, 52, 61	
<a href="#">House cleaning</a>	\$71.20	21, 40, 14f, 52, 61	
<a href="#">Locksmith - replace broken latch</a>	\$160.78	14d, 21,33, 40, 14f, 52, 61	
<a href="#">Customer support to re-connect thermostat (resideo) 10 min @ \$120/hr</a>	\$20.00	21, 40, 14f, 52, 61	
<a href="#">Replace ficus tree</a>	\$138.60	21, 14f, 52, 61	
<a href="#">Replace torn carpet runner</a>	\$99.99	21, 14f, 52, 61	
Printing and mailing docs	\$80.00		
<b>Total Owed</b>	<b>\$11,912.29</b>		
Security Deposit	-\$2,500.00	12	
April rent paid	-\$2,500.00		
<b>Amount due from John</b>	<b>\$7,912.29</b>		
	<b>*+</b>		
<b>Additional lease violations</b>			
Allowing brother to live in the house when not on the lease		29	
HOA violation regarding noise		44, 15	
Not allowing someone in to inspect the property		17	
Removing and re-arranging furniture		18b	
Refusal to leave the property with proper notice		32	
Storing artwork and furnishings in the garage		43	
Indemnification		61	