

LaTreedda Holston
Carliss Holston
1741 Staley Manor Drive
Silver Spring, Md 20904

Letter

On June 19, 2018 when we got this townhouse from the Housing Opportunities Commission the front yard wasn't not even presentable before and after we moved in. In the months of May, June, and July 2023 our rent was paid/ up to date. (Every time we pay our rent, we screenshot the rent receipts). The Housing Opportunities Commission of Montgomery County maintenance staff worker Carlos Curray left a hole open in our living room ceiling that was molded from May 31, 2023 to August 12, 2023 for 2 1/2 months trying to find the water leak that was reported. June and July of 2023 the Housing Opportunities Commission of Montgomery County went communication silent, my wife Latreedda Holston tried contacting them via phone, text messages, and emails but didn't get nor receive any response back from Jose Liriano (HOC- Scattered site 5 Property Manager), Alex Zegarra (HOC- Maintenance Supervisor), Ellen Goff (HOC-Real Estate Operations Manager), and the emergency maintenance line. As my wife Latreedda Holston has been trying to contact them, I was taking pictures and videos of HOC not doing their jobs leaving the hole open in our living room ceiling along with mold and the mold that was on our master bedroom bathroom ceiling. On June 25, 2023 my wife Latreedda Holston emailed Jose Liriano about the hole in our living room ceiling/ mold with a picture of it stating " It's now going on 4 weeks, you can hear animals running around in the ceiling".

On June 25, 2023 my wife Latreedda Holston also emailed Jose Liriano about the mold on our master bedroom bathroom ceiling with the pictures of it. On June 25, 2023 I recorded a video of our breakfast bar ceiling leaking along side the hole that was left open in our living room ceiling. On July 14, 2023 I took a picture of the hole in our living room ceiling from the kitchen side of the breakfast bar. On July 22, 2023 HOC maintenance worker Carlos Curray stood outside our house stating "When our children leave their windows open and it rain thats how the leaks got downstairs", he then came into our house going to the children's bathroom on the second floor stating "When the children are in the shower they leave the shower curtain outside the shower thats how the leaks got downstairs" , he also stated " He don't see a leak in our living room ceiling from the open hole along the dryer duct line pipe" to my wife. My wife then stated " Our two oldest son's were gone for the whole summer, they haven't been home and our baby boy don't use they bathroom at all, come again sir". He stormed out of our house and left the hole in our living ceiling wide open/ uncovered. We always

had a weatherstrip on the bottom of our front door since 2020 and a camera on the front of the house since 2022.

On July 27, 2023 my wife Latreeda Holston was bitten by a brown recluse spider 3 times in the back of her leg inside our house sitting on the top of our couch daybed and the hole was still open in our living room ceiling. At that time we had our house a little bit over 5 years and didn't have this problem until HOC maintenance worker **negligence** leaving the hole open in our living room ceiling 2 1/2 months. The Housing Opportunities Commission of Montgomery County violated and breached the lease/ contractual agreement because of their **negligence not us as the tenant**. In the Housing Opportunities Commission of Montgomery County Lease/ Contractual agreement signed by my wife Latreeda Holston and I Carliss Holston in June 2018 on **page 14 (VIII) - LIMITATIONS ON COMMISSION RESPONSIBILITY FOR CASUALTY, REPAIR AND PERSONAL INJURY (A)- It is expressly understood and agreed by and between the parties hereto that under no circumstances or conditions whatsoever shall the Commission be liable for any damage or injury to Resident or to any other person or persons, or to their property, effects, or equipment which may occur on or about the Premises at any time, or form any cause whatsoever, EXCEPT FOR ACTS CAUSED BY INTENTIONAL MISCONDUCT, NEGLIGENCE OR VIOLATION OF APPLICABLE LAW, BY THE COMMISSION, ITS AGENTS, SERVANTS, OR EMPLOYEES.**

Within four days of my wife being in the hospital the CDC came into my wife's room stating "You Have Been Badly Poisoned, You Are Staying In The Hospital", then told us she was bitten by a brown recluse spider. My wife caught SEPSIS from the spider venom and almost **died** all because of HOC lack of communication/ maintenance negligence that caused this situation. She is now diagnosed with post sepsis syndrome. On August 7, 2023 my wife was released from the hospital around 2:00am in the morning, so I drove her back home so she could rest. On the morning of August 8, 2023 my wife lost her job, her career for 27 years as a pre-school teacher, she's permanently disabled, can't work no more for the rest of her life, and had to file for disability all because of HOC/ maintenance staff not doing their jobs/ negligence. My wife went from using a walker and now she's wheel chair bound. On August 10, 2023 HOC sent out an exterminator contractor to spray for bugs in general after the bites. The exterminator was taking pictures with HOC orders to incriminate our family just after my wife was released from the hospital but didn't have our consent to do so. When he came into our house the exterminator had a big suitcase with him. Our middle son said "I don't trust him". The exterminator said "We can't be inside the house when he sprays. We didn't know that the exterminator had a camera and was inside of our house taking pictures without our consent which is illegal. A few days later when we received the letter via mail from HOC and its exterminator contractor we saw the pictures that he had taken inside our house. My wife asked HOC for disability accommodations for the house but they never responded or did anything about it. My wife notified HOC via phone and email letting them know that she lost her job and didn't have an income anymore. On August 16, 2023 my wife emailed our (HOC- Regional Property Manager Maretta Andrews) telling her that we need a paper stating "the rent is late and not paid so that

we can get rental assistance to be done with the situation from the Maryland Department of Health and Human Services, but instead she sent us a rent ledger along with an application for the Maryland Department of Health and Human Services rental assistance program. In September and October of 2023, my wife also contacted our (HOC- Property Manager Secret Brutley via phone/ email asking her for the court summon and eviction notice but instead she also sent us rent ledgers along with applications from the Islamic-Zakat Foundation and a flyer from the Salvation Army. Not once in contacting HOC that my wife asked for a rent ledger and they never sent us the property documents from the courts to receive rental assistance from anyone.

The leaks been going on since 2022 and 2023, the dryer duct pipe and the A/C duct pipe had grey duck tape that you put on boxes along both of them. It's ruined our children/ my wife birthdays. HOC has messed up all our lives and our children be asking us why are we in this situation/ why does HOC treat us like this. Our children has written letters about how this situation makes them feel knowing that HOC almost made my wife lose her life.

In November 2023 and February 2024 our (HOC- Regional Property Manager Maretta Andrews accompanied by our (HOC- Property Manager Secret Brutley) in our meeting with them. They tried to offer my wife Latreeda Holston and I \$1,000 to sign a document to be done with the situation, to sweep it under the table calling it a “general concession”,so it wouldn't be heard in court. We declined their offer of \$1,000 trying to bribe us. It's in an email.

During the past couple of months the Housing Opportunities Commission (HOC) staff had always been telling us that they filed in Landlord- Tenant court on us since last year since we've been asking for the court summon, so we then would call up to Landlord-Tenant court finding out that they never did file on us. In February 2024 during our meeting with Maretta Andrews and Secret Brutley they also told us that they filed on us in Landlord- Tenant court but they didn't. On June 7, 2024 HOC filed a case on us for Failure to Pay Rent, almost a year later and we've been asking for the court summon since last August 2023.

(Housing Opportunities Commission (HOC) 10400 Detrick Avenue Kensington, Md, 20895 would file Failure To Pay Rent in Landlord-Tenant Court if a tenant was 1 1/2 months behind on rent without hesitation).

On April 30th, 2024 a HOC maintenance tech let himself in our house unannounced when our oldest son had a cold/ stomach bugged was throwing up repeatedly and forced himself in. In 2022 we were emailed/ told by our of our HOC property managers Natalia Thorne that “If anyone is sick in the household the no HOC worker is to come into the residence”.

On May 1st, 2024 while we were in court fighting the Housing Opportunities Commission (HOC) contractor was at our house. On May 1, 2024 another brown recluse spider

appeared in our second floor hallway ceiling light crawling around, it was another water leak next to it.

On May 2, 2024 our HOC property manager Secret Brutley, HOC maintenance manager Alex Zegarra, and HOC maintenance worker Mr. Lee showed up to our residence to see and try to removed the brown recluse spider from the second floor hallway light, but I said “Its still alive and y’all not getting it”. Maryland housing code enforcement inspector Peter also was present to help me remove the brown recluse spider from the light and place it in a mason jar.

On May 6, 2024 in a Department of Housing and Community Affairs letter from (DHCA’s Investigator) Lorie Seals stated we told her that HOC didn’t make the repairs in a timely manner which caused my wife her injuries and losing her job. We also told her that HOC failed to give us the proper document far as the failure to pay rent court notice to receive rental assistance from the Maryland Department of Health and Human Services to pay the past due rent. “HOC- Regional Manager Martha Andrews and associate general counsel Heather Talin told her that our rent balance wasn’t high enough to fit the threshold amount to be filed on in court (they file in batches from highest to lowest so the higher balances are processed first), they tried to service the water leak multiple times.

On June 25, 2023 my wife Latreeda Holston reported the open hole in our living room ceiling to our HOC property manager Jose Liriano with the picture stating “It’s now going on four weeks, you can hear animals running around in the ceiling”.

On June 25, 2023 my wife Latreeda Holston reported mold on our master bedroom bathroom ceiling to our HOC property manager Jose Liriano along with the pictures attached to the email. (Almost a year later) On June 7, 2024 HOC sent a mold tech from Clean & Shine to test the mold on our master bedroom bathroom ceiling. The mold tech stated “It’s bad, not that bad, I seen worse”. The Clean & Shine mold tech came back to our house on June 14, 2024 with his colleague, a red/ black mold machine and some plastic. He taped off our bathroom for 3 days until the morning of June 17, 2024, but they didn’t sent a mold tech out for the hole in the living ceiling that was molded also and left open for 2 1/2 months uncovered.

On July 12, 2024 we’ve obtained a Montgomery County Maryland government document from the Department Of Health And Human Services which states “To whom it may concern: Latreeda Holston has applied for financial assistance for the past due rent with the Montgomery County Department of Health and Human Services Housing Stabilization Services several times in the past two years. Each time, she presented a ledger it was not the required documentation necessary to apply for emergency financial assistance for the past due rent. The necessary documentation includes a Failure to Pay Rent Notice from the court, a Court Judgement, or a Red and White Sheriff’s Notice of Eviction. Ms. Holston did not possess any of the aforementioned documents, and therefore could not apply for

financial assistance through the State and County emergency financial assistance programs or for the Covid Rent Relief Program (CRRP), which ended in June 2024.

On July 23, 2024 HOC contractor (Fayffer & Son's Construction Co. Inc), came out to our house to repair the frame of the window on the front of the house on the first floor and power wash the house. They left without telling us that they almost burnt down the house with our family inside of it, as I Mr. Holston was leaving out for work I took pictures of the damaged to the window frame/ structure be I put a piece of duct tape on it to cover the whole. Just about a week later or so they came out to fix it.

To reside on a Housing Opportunities Commission property income requirement for a family of 5 members is \$76,850. Our income is only \$43,805.67. \$33,000 under the income requirement because of HOC/ staff negligence. We've been struggling since August of last year and we continue to struggle not being able to afford to do anything. We're always stressing about everything because of someone else not doing what they were supposed to do.

The only reason our rent escrow case was denied in District Court was because we didn't have the emails printed out for the judge to physically see and read, but our appeal for rent escrow was **granted in the Circuit Court on Jan 9, 2025**. **“Judge Bonifant told HOC's lawyer to come up with a settlement, they better fix the situation in Circuit Court because of our evidence”**.

This is the second time that our HOC- Regional Property Manager Maretta Andrews, Property Manager Secret Brutley and Maintenance Manager Alex Zegarra didn't show up for court.

HOC filed a failure to pay rent on June 7, 2024 against us in retaliation after we filed a rent escrow case against them. My wife Latreeda Holston emailed HOC on June 6, 2024 giving them a couple of words.

(On August 12, 2023 I Mr. Holston watched two HOC contractors Ms. Alva and Mr. Marcos repair and seal/ patch up the dryer air duct pipe in 3 hours in our living room ceiling that was left open for 2 1/2 months uncovered by the Housing Opportunities Commission (HOC) maintenance worker Carlos Curray trying to find a water leak. Mr. Marcos put a fan on a ladder to help dry up the surface. On September 18th and 19th, 2023 I also watched the same two HOC contractors repair and replace both the dryer duct pipe and the air duct pipe on our kitchen side that was also leaking within two days. The evening of August 18, 2023 HOC contractors Ms. Alva and Mr. Marcos covered the the hole on the kitchen side with a black plastic bag and blue tape before leaving and they returned on August 19th, 2023 to finish, repair/ replace the duct pipes).

(Most of every HOC employee that was mentioned in this situation, HOC fired or been changed to a different position depending on the circumstances/ severity).

(On September 6, 2024 in Landlord-Tenant Court for Failure To Pay Rent along with our lawyer from Casa. We tried to present all of the evidence to the court/ the honorable judge that was lying across the entire table but we wasn't allowed to do so when we were talking along with all the pictures/ videos on our laptop).