

Jacob Palasek

From: Jacob Palasek
Sent: Thursday, February 12, 2026 5:14 AM
To: canterbury@livemillennia.com; contactus@mhmltd.com
Cc: Jacob Palasek; Desentz, Aaron
Subject: Final Notice - Unsafe Refrigerator, Overheating / Fire Risk, Misrepresentation, and Anti Retaliation Warning

Final Notice - Unsafe Refrigerator, Overheating / Fire Risk, Misrepresentation, and Anti-Retaliation Warning

Date: February 12, 2026

Mr. Jacob Palasek

1628 Canterbury Trail, Apt 10-O
Mount Pleasant, MI 48858
(989) 824-8945

Property Manager (Amber - full legal name requested)

Canterbury Apartments East
1517 Canterbury Trail
Mt Pleasant, MI 48858
(989) 772-1954

Subject: Final Notice - Unsafe Refrigerator, Overheating / Fire Risk, Food-Safety Failures, and Anti-Retaliation Warning

This is a final written notice regarding the unsafe and unrepaired refrigerator in my apartment. You and your staff have known since August 1, 2025 that the unit's condenser cooling fan motor was seized and not turning. Your technician removed the fan assembly to 'clean it,' returned with it still nonfunctional, promised a replacement 'in a few days,' and never completed the repair. Since then, you have failed to correct a known hazard.

Unsafe and Worsening Conditions - Documented

The refrigerator repeatedly reaches 45–50°F, well above the FDA's maximum safe limit of 40°F for refrigerated food storage. I have photos, videos, and timestamped thermometer readings proving this.

Those temperatures fall squarely in the 'danger zone' (40°F–140°F) where bacteria multiply rapidly. I have multiple instances documented at ~50°F.

The failure is cyclical: the condenser fan does not run → the compressor overheats and shuts off → the fridge warms and freezer ice melts/drips into the refrigerator → when the compressor restarts it overcools and freezes food → cycle repeats multiple times per day. I have videos of these cycles.

New development (2/12/2026): the refrigerator began a loud buzzing noise I had never heard before, with the interior at 50°F and the condenser area extremely hot. I previously recorded the motor casing reaching 150°F. This is a potential fire/overheating risk and not a normal operating condition.

Your Contradictory and False Statements

Your office has made mutually contradictory claims to officials: (1) that I removed the motor (false - I did not), and (2) that the refrigerator 'works fine.' Both statements are demonstrably false, as shown by my videos, photos, logs, and your technician's initial finding on 08/01/2025 that the fan was seized.

Intermittent Failure May Appear Normal During Brief Visits

The malfunction is intermittent and cyclical. It may appear to be cooling during a short visit, particularly right after a restart, but that snapshot is misleading and does not reflect the ongoing failure pattern described above. I have timestamped photos and videos showing 50°F readings, the loud buzzing, silent periods (compressor off), overheating up to 150°F at the motor casing, food freezing after restarts, and melted freezer ice dripping into the refrigerator.

Code Requirements You Are Violating

The City of Mt. Pleasant has adopted the International Property Maintenance Code (IPMC). Appliances supplied by a landlord must be maintained in safe working order and operated according to manufacturer instructions. A refrigerator that overheats, cycles to 50°F, and freezes food on restart is not in safe working order.

False Statements to Code / Building Officials — Separate Offenses

You are on notice that knowingly providing false or misleading written statements (or omitting required information) to an enforcing agency - including claims about the condition or repair status of this appliance - is a misdemeanor under MCL 125.1523(1)(d) of the State Construction Code Act. Each false or misleading written statement is a separate offense under MCL 125.1523(2). You have made at least twelve (12) false statements; I possess dated evidence supporting each one and will provide it upon request to the enforcing agency or a court.

Anti-Retaliation - 90-Day Presumption

Retaliation is unlawful. Michigan's Revised Judicature Act § 600.5720 prohibits retaliatory termination or adverse action when a tenant complains to a governmental authority about health or safety code violations. The statute creates a presumption of retaliation if a landlord takes adverse action within 90 days after the tenant's protected complaint, shifting the burden to the landlord. Any non-renewal, rent increase, or other adverse action within 90 days of my code-enforcement complaints will be treated as retaliation and contested accordingly.

Demand

- Immediate correction: Replace or properly repair the condenser cooling fan/motor and any related components so the appliance safely maintains ≤ 40°F in the refrigerator compartment, without overheating or freezing food.
- Written confirmation within 3 business days with a scheduled technician appointment and the specific part numbers being installed.
- No retaliation of any kind. Any adverse action (non-renewal, rent increase, fees, notices, harassment) within 90 days of my protected complaints will be treated as retaliation and defended accordingly.
- Preservation of evidence: preserve all work orders, internal messages, contractor invoices, inspection notes, and any communications with city officials regarding this refrigerator.

Damages and Litigation Hold

If anyone in my household becomes ill due to foodborne contamination stemming from your failure to maintain a safe refrigerator, or if food is spoiled due to these temperature excursions, I will seek full compensation for medical costs,

lost wages, and all food losses, in addition to any other remedies available under Michigan law. Consider this a litigation hold: do not destroy or alter any relevant records.

I expect a written response within 3 business days confirming repair/replacement and a specific appointment date. Absent immediate correction, I will continue to report this hazardous condition to authorities and pursue all available remedies.