

Jacob Palasek

From: Jacob Palasek
Sent: Tuesday, February 24, 2026 3:34 AM
To: mpico@mhmltd.com; asinito@mhmltd.com; rweiss@mhmltd.com
Cc: Jacob Palasek
Subject: Subject: Formal Notice – Unauthorized Entry, Illegal Recording in My Home, Demand for Identification, Evidence Preservation, Habitability Failure, Electric Overuse, and Food-Loss Reimbursement
Attachments: cae-2026-02-23-police-officer-summary.pdf; cae-2026-02-23-police-statement-and-request.pdf; cae-2026-02-24-notice-of-intent-to-sue.pdf; cae-2026-02-24-settlement-offer.pdf; cae-2026-02-24-statement-of-claim.pdf

Date: Sunday, February 22, 2026

To:

LOCAL MANAGEMENT (Courtesy Copy)

Canterbury & Oxford Apartments (Site Office)

1517 Canterbury Trail

Mount Pleasant, MI 48858

(Managed by Millennia Housing Management, Ltd.)

Email: canterbury@livemillennia.com

CORPORATE OWNER (Legal Notice)

CANTERBURY LLC / MT. PLEASANT

1300 Key Tower

127 Public Square

Cleveland, OH 44114

REGISTERED AGENT (Michigan) – FOR SERVICE OF PROCESS

THE CORPORATION COMPANY

40600 Ann Arbor Rd E, Suite 201

Plymouth, MI 48170

(Michigan RA for MT. PLEASANT/CANTERBURY, LLC; Foreign LLC, Active)

REGISTERED AGENT (Ohio) – OWNER’S DOMESTIC JURISDICTION

FRANK T. SINITO

4000 Key Tower

127 Public Square

Cleveland, OH 44114

From:

Jacob Palasek

1628 Canterbury Trail, Apt 10-O

Mount Pleasant, MI 48858

(989) 824-8945 | palasekj@compudocgr.net

Subject: Formal Notice – Unauthorized Entry, Illegal Recording in My Home, Demand for Identification, Evidence Preservation, Habitability Failure, Electric Overuse, and Food-Loss Reimbursement

Property Manager (et alia),

I am documenting a serious incident and demanding immediate corrective action. On February 21, 2026 at approximately 3:40 PM, two men entered my apartment without notice or my consent. One was the same maintenance person who previously performed improper work on an appliance in my unit. The second man did not identify himself, stood blocking my only exit, and recorded me inside my home without my consent. I repeatedly told him to stop recording and to leave; he refused until I stated that I had called the police.

This is the third time individuals associated with management or maintenance have entered my apartment without notice. I felt terrified and violated in my own home. Filming me in a private place without consent is a felony under Michigan law (MCL 750.539d), and I intend to pursue criminal charges against the individual who recorded me. (See Appendix A – Legal Notes.)

Separately, the replacement refrigerator delivered on February 20, 2026 has not maintained safe food temperatures. After running for many hours, it repeatedly measured above 40°F (readings between approximately 48–54°F), which is unsafe under FDA/USDA guidance and required me to discard perishable food. At other times it dropped as low as ~29°F, indicating a mechanical malfunction. A refrigerator is not supposed to swing between dangerously warm and freezing temperatures. Turning the dial to the coldest setting does not correct these underlying failures.

Electric Costs:

Your staff instructed me to turn the refrigerator to the coldest setting. This does not resolve the malfunction and instead forces me to use excessive electricity to compensate for a failing 20-year-old appliance. I pay the electric bill, and I will not assume increased utility costs caused by management providing an unsafe refrigerator that cannot maintain temperatures within FDA/USDA safety limits.

Medical Issues / Mental Health:

Additionally, my voicemail after the incident was made during an acute PTSD episode triggered by the unauthorized, combative entry and illegal recording. I have a medically diagnosed PTSD condition and a heart condition for which I am under active treatment. That voicemail must be understood in that medical context.

Based on the above, I require the following in writing within two (2) business days:

1) Identification & Credentials

- Provide the full legal names of BOTH individuals who entered my apartment on February 21, 2026, including the individual who recorded me and the maintenance person who accompanied him.
- For each: employer name, role/title, and copies of applicable licenses/certifications (particularly for electrical work).
- Clarify whether they are employees, independent contractors, or vendors of Canterbury Apartments, LLC, and provide the contracting entity name(s).

2) Evidence Preservation (Litigation Hold)

- Preserve and do not alter or destroy: (a) Any video/audio recordings made in my apartment on February 21, 2026; (b) All work orders, dispatch records, key logs, and entry logs for my unit on February 20–21, 2026; (c) Any emails, texts, or messages referencing my unit, the refrigerator, or this entry; and (d) Any related recordings from your personnel.
- Confirm in writing that a litigation hold is in place for these materials.

3) Cease and Desist Unauthorized Entry; Access Protocol

- Non-emergency entry into my home is prohibited without my explicit consent after reasonable advance written notice and during reasonable hours.
- I do NOT consent to any unknown third parties entering my home. Any future entry must be scheduled in writing (email or text) and limited to clearly named individuals performing the stated task only.

4) Refrigerator/Habitability – Immediate Remedy and Replacement

- Within 48 hours, provide a properly functioning refrigerator that maintains $\leq 40^{\circ}\text{F}$ in the fresh-food compartment and 0°F in the freezer, OR provide an equivalent loaner while replacement takes place.
- The documented temperature fluctuations ($48\text{--}54^{\circ}\text{F}$, then $\sim 29^{\circ}\text{F}$) show the unit is unsafe and malfunctioning—not user error. FDA and USDA guidance requires discarding perishable food held above 40°F for more than two hours. (See Appendix A.)

5) Food-Loss Reimbursement – Two Incidents

- I previously requested reimbursement for food lost due to the failure of the prior refrigerator; that request was ignored.
- With the second refrigerator failure documented on February 20–21, 2026, I incurred additional food loss. I demand reimbursement for BOTH incidents. I will provide photos, time-stamped thermometer readings, and an itemized list of discarded food for each.

6) Lease Copy

- Provide my fully executed, signed lease from 4/25/2025. I requested this months ago and never received it.

7) Written Communication Channel

- All future communication regarding entry, maintenance, or this incident must be in writing (email or text). Phone calls are not sufficient notice of entry and will not be treated as such.

To be clear: I do not consent to being recorded inside my home. I will pursue criminal charges against the individual who recorded me without my consent in my private residence. Any future entry that is not a true life-safety emergency must follow written notice and occur only at reasonable times.

Please respond in writing within two (2) business days to confirm compliance with these demands, provide the requested identification, and schedule necessary remedial actions.

Thank You,

CompuDocGR

Computer Repair / Upgrade /
WiFi / Network Troubleshooting /
Website and Graphic Design

MathDocGR

Mathematics / Statistics / Finance /
Physics Tutoring

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