

Revised Settlement Offer – Jacob Palasek

Date: Tuesday, February 24, 2026

To: Canterbury LLC
Millennia Housing Management, Ltd.
Management Office – Canterbury Apartments East
Mount Pleasant, MI

From: Jacob Palasek
Tenant, Canterbury Apartments East

Subject: Settlement Offer – Required Corrections and Compensation

This letter serves as my formal settlement offer to resolve all current issues at Canterbury Apartments East without court involvement.

Based on continuous habitability, safety, and code-compliance failures since my lease began on April 25, 2025, I am offering the following settlement terms:

I. Required Repairs

- Repair the hallway light(s).
- Install bulbs in all required light fixtures so lighting complies with minimum safety and habitability standards.
- **Provide a safe, working refrigerator capable of consistently maintaining food-safe temperatures between 34°F and 39°F. A 19-year-old failing appliance is not acceptable, as it cannot reliably maintain required temperatures and does not meet basic habitability standards.**

II. Required Compensation:

- Two months of rent credit: $\$975 \times 2 = \$1,950$.
- Reimbursement for documented food loss: \$200.

Total Settlement Amount: \$2,150.

III. Lease Renewal:

- Renew our lease for another term under normal terms and conditions.

IV. Release of Claims (Only if settlement is accepted):

If you accept this settlement in full, I will consider the matter resolved and will not pursue claims for issues occurring before the date this offer is accepted.

V. Deadline to Accept:

You have 10 days from the date of this letter to provide written acceptance.

If you do not accept within 10 days, I will proceed with filing a small-claims lawsuit against Canterbury LLC and Millennia Housing Management, Ltd., using all documentation, photos, videos, temperature logs, and code citations.

Jacob Palasek

Tenant, Canterbury Apartments East