

Mr. Frisch,

Thank you for your quick response and I appreciate the respect you have for AZPM. Our commitment to journalistic ethics and integrity is something we take very seriously. On that note, it would be remiss of me to not follow up on some points you made in your response as they contradict what I've been told by residents at the Malibu Apartments.

In response to evictions, the notice of 'Intention to Terminate for Breach of Rental Agreement' to resident Ms. Modesta Arroyo of unit #32 (see attached) has come into question. Some have suggested that this eviction could be construed as retaliation for Ms. Arroyo organizing other tenants around their wish to create a tenant's union. The breach of lease stated in the notice assumes Ms. Arroyo violated the stated "two guest" maximum defined in her lease. But multiple Malibu tenants have gone on record saying that non-residents (Amphi Panteras) were the collective guests of nine other residents of Malibu. Can you respond to this and the accusation that the termination of the lease is illegally retaliatory?

Tenants have also addressed a safety concern to me regarding someone who they say is a resident that was hired as a security officer. They say that he has been gesturing to them and tapping his gun which they say is intimidating. Can you or your client respond to what capacity this tenant was hired, if he has proper certification for security, and the accusation of intimidation? Tenants also mentioned that nonresidents are occupying the laundry area for drug use. Is this one of the safety issues that the security officer was hired to address?

Regarding Mr. Brittenham's awareness of repair requests, tenants told me stories about black mold, bug and mice infestations, appliances not working, floodings, nonworking cooling and heating, lights not working in common areas and loose 2nd floor railings. How long does the average repair take from time of tenant submission to completion? You also mentioned that some repairs are put on hold so that when the lease expires, and the tenant leaves, the unit can be renovated. How is it determined what repairs wait until that point?

Thank you for your time and we look forward to your response. We would prefer to get these responses on camera, if that isn't option, we will include your written responses in our coverage.

Sincerely,  
Cáit NíSíomón