

02/27/2021

Mr Steven VanDyke,

Due to the acts of vandalism and your neglect of the situation, the mental anguish and emotion stress you have enforced on me by your actions to unilaterally change the terms of my tenancy with out my consent or signature, the gross increase of \$2700.00 additional dollars on the \$1500.00 for the room I have rented from you directly since October of 2018, That I have struggled to pay you during this pandemic and mandatory shelter in place order I have been under the last year in San Francisco, which has consumed all of my UI benefits and has lead me to no longer feeling safe, and that you not will allow me , or have any concern what so ever for my right of a peaceful existence in the room I have occupied in your multi-lease single family home built in 1941 and was under a multi-lease agreement from the dates of October 2018 to April of 2020. in which I have never missed or defaulted on the rent I agreed upon with you in the lease signed with you, from October 2018 to Dec 2020.

I have been forced to take drastic and financially costly actions to protect and ensure access to my equipment to do my job, as this harassment has not only created an incredible and crippling amount of stress, anxiety, emotional and financial strain on my living situation but also has made me very concerned for my recently obtained part-time employment as well as my overall safety and well being.

As of 02/27/2021 my belongings have been moved into storage to be safe guarded from any more deliberate attempts to prevent me entry through the front gate to the room I have rented from you. I have cleaned the room I was occupying and the common areas I had access to the kitchen, bathroom, foyer and garage.

I have not, rekeyed the locks on my room or the entries to the room I rented and the keys I am providing now are all the keys given to me by both your Father when he changed the lock on the other tenants 04/20/2020 you had a direct lease with and the tenants Lori Day, you rented under a separate lease to that were living at the property when I signed a separate individual lease with you and moved in, October 2018. Please feel free to contact the lock smith company I hired to repair the 3rd time vandalized front gate lock, in which I explicitly ensured and requested for it not to be re-keyed as I am well aware this would be a breach of the lease I signed with you.

Because this situation has threatened not only my mental and emotional health, my personal safety in room I have rented to you, impeded my ability to leave the home for an extended period of time longer then 10 mins, my personal relationships and my current part-time job, as well as forced an inappropriate and unbearable amount of suffering for to me, I have vacated the property as of 02/27/2021

The tenants you had a lease with before I moved to the property in October of 2018, Lori Day and Chloe Quinn, have abandoned belongings on your property in which I am not responsible for being left there, are still as they were left on the property, after four attempts to retrieve them, at your request and scheduled to allow them to collect as well as supervised by multiple police officers of Outer Sunset San Francisco as your tenants tried to steal and successfully stole my property, threatened and harassed me repeatedly, tampered with my food, vandalized my belongings in storage in the garage, and made me feel very unsafe and uncomfortable in the room I rented from you on multiple occasions starting in September of 2019 through to April 2020, that I informed you of immediately as they happened, in which you neglected to protect and support my right to a peaceful existence in the room I rented from you.

At this time I am incurring major financial losses due to your actions against me.

I have steadily been building evidence to support this, via pictures, video, security footage, documentation, email exchanges, witnesses and legal paper work to fully support my position and state of severe mental and emotional damage and now heavy financial loss due to the harassment and legal actions you have taken against me which I have not consented to or signed in agreement.

I have reason to believe that on 02/27/2021 you were there in San Francisco, on 33rd Ave helping a family member or friend move and watching me load my belongings into storage to safeguard them in the event that while I am visiting my children out of state, another attempt to harass me and prevent me entry would occur again. I have pictures of what I suspect is you. which if this is you, then I can prove it and this also means you are fully aware I have vacated your property and after the fact you have still pursued me for a large sum of money.

For your convenience and my protection, I have taken pictures of the exact way I left the room I occupied and the common areas I had access to, which I am providing in this letter as well.

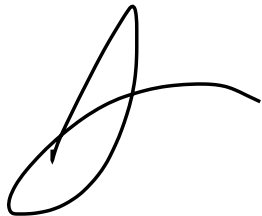
At this time I will provide you a few options.

1. you cease and not pursue the current rent increase further, enrollment in soon to be newly released rent recovery act for landlords in which it reimburses you 80% of the costs you claim to have lost due to the hardships of COVID-19, As well as pay me for the moving expenses, the harassment I have endured over the course of my rental of the room by your previous tenant and your self, the vandalism of the front gate lock on three separate occasions, on your previously multi-lease property, the relocation and first and last months rent of the new living situation I have to acquire now because of your legal actions against me. in which 30K should be sufficient enough to cover this.

2. I take all evidence collected, witness and documentation to my attorney and pursue further legal action for the damages I have incurred by your actions and neglect of my health and safety during a mandatory shelter in place order, mental anguish, legal and physical harassment, as well as financial losses created by your actions against me.

Thank you for your time and prompt attention to this matter.

ALAN S JOHNSON JR
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A handwritten signature in black ink, consisting of a large, stylized capital 'A' followed by a horizontal stroke that curves upwards and to the right.