

Joseph Kedrowski

Sep 18 (3 days ago)

to me

After talking with our attorney he has sent me this email regarding the water. Kurt, Delbert, and myself will be there Tuesday morning at 10:00 to fix our property, you do not need to be present.

----- Forwarded message -----

From: Patrick Arendt <[patrickarendtlaw@gmail.com](mailto:patrickarendtlaw@gmail.com)>

Date: Sep 16, 2016 4:19 PM

Subject: Tenant Complaint

To: [joseph@fiveskiesmhc.com](mailto:joseph@fiveskiesmhc.com)

Cc:

EMAIL FROM PATRICK ARENDT, ATTY  
9/16  
4:19pm

Joseph,

In response to your inquiry regarding entry into a home to fix a utility. Your lease and the law allows you to enter into a home with proper notice to make a repair, your lease says 24 hours. The law indicates that this must be done at a reasonable time.

Your tenant seems to feel that this means at a time convenient to her. That is not what the law requires.

Your tenant has indicated that you failed to respond to her demand to remedy her claimed water issue within the arbitrary time frame she announce in a letter. She also indicates this may be a health hazard to her and yet she now seeks to deny you access to the home to abate the issue. This is nonsense. The park would be within its right to immediately enter the premises to abate the claimed safety issue with or without her consent and without 24 hour notice if you reasonably deem it to be an actual safety issue.

To the extent that she refuses you access to the premises to abate the claimed water issue she will probably forgo in any courts eyes any remedy she might seek. You could initiate an eviction based upon her action denying you access to the premises to make the repairs..

Hopefully your tenant will allow you to entry into the home when the repair is scheduled. If she refuses, start the eviction process. If you believe that the water currently provided to the home might present a safety hazard to the tenant as she claims, you may have to consider terminating her water supply until you are allowed to make repairs to the system.

Patrick Arendt

Patrick Arendt, Attorney at Law, LLC

210 E. Jackson St.

PO Box 623

Wisconsin Rapids, WI 54495-0623

[715-423-4445](tel:7154234445)

[715-423-4435](tel:7154234435) (Fax)

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