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**RESPONSE TO YOUR NOTICE TO TENANT
ON TERMINATION OF TENANCY AND
INTENTION TO RECOVER POSSESSION DATED SEPT. 24, 2013**

Dear Mr. Ledwidge,

This letter is to inform you of upcoming legal actions against your client and my landlord Dr. Marie Dupiton (AKA Marie Paule Claude-Theus), her husband Mr. Guy Theus and the business they own, Camkids Pediatrics and rental properties located at 117-02 225 Street, Cambria Heights NY 11411.

May I also add that Dr. Dupiton, the landlord who has subjected me and my business to all the tribulations listed below, in her continuous chase of the mighty dollar, and against whom I am forced to bring this legal action, is sadly my own niece and daughter of my oldest sister and granddaughter of my late mother. That said, let's continue.

This action will be taken for the purpose of requesting financial compensation and punitive damages arising from the unethical, illegal and unscrupulous activities of the people/business named above. These activities resulted in defrauding me, my business and causing mental stress upon my person and my family over the past few years. However this action will focus on behavior and incidents started around April of this year, which culminated in the termination of tenancy/eviction letter left outside my business without any explanation or justification.

This action involves the office space that my wife and I rented to run our business, and occupied only for the months of July, August and September, at which time we were forced out. This case has a much longer historical background that I will not go into now, since it is not the purpose of this letter. The main elements that I intend to prove and for which I have physical evidences of, and requesting financial compensation for are:

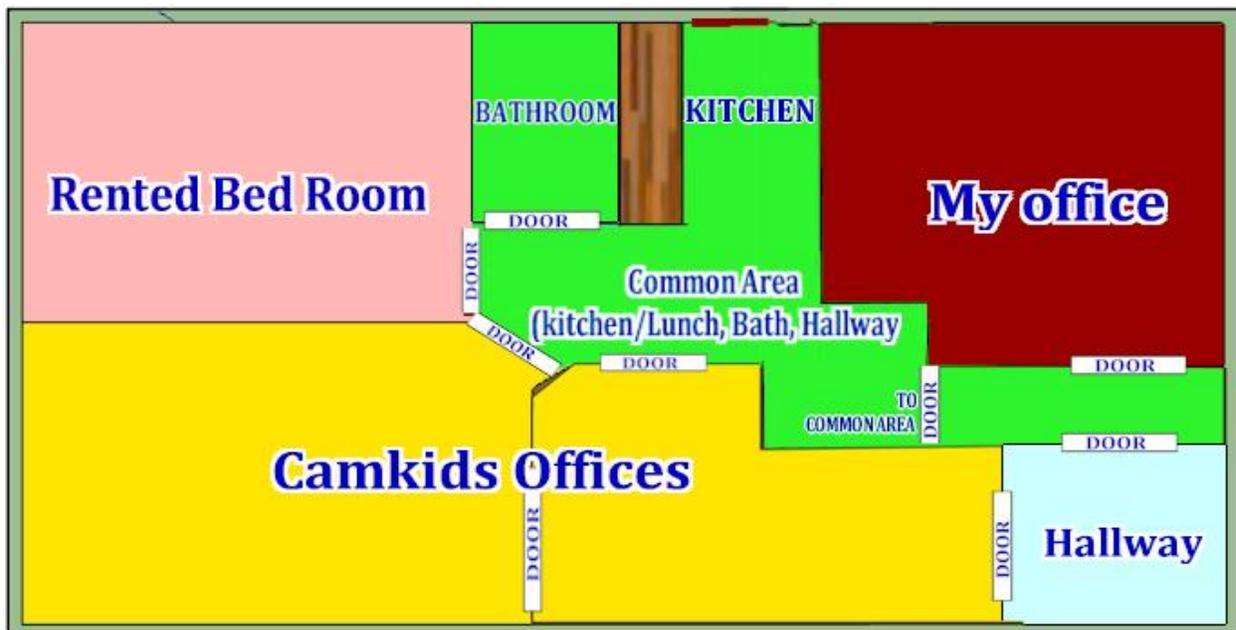
- 1- For more than 8 years, I had rented the full 2nd floor apartment from Dr. Dupiton & Co. for which I always paid my rent. On many occasions over the years, I had issues with this landlord as she kept infringing upon my home and personal property, but each time was able to handle it.
- 2- Since I had gotten married and no longer needed the full apartment as my residence, my wife and I agreed to turn over most of the apartment to Dr. Dupiton and we were negotiating the rental of a single office room for our business on the same floor.
- 3- Dr. Dupiton was demanding exaggerated fees and unreasonable conditions for the rental of the room. When she wasn't getting what she wanted fast enough, Ms. Dupiton illegally entered my private property in my absence and gave access to construction workers who proceeded to demolish my apartment and possessions so she could expand Camkids Pediatrics. Imagine my shock when I opened the door to my apt and found it in ruin (Pictures Below). Obviously I immediately instructed the trespassers to vacate the premises. Upon hearing that, Ms. Dupiton returned to my apartment in rage and started cursing and yelling at me in front of the construction workers, who are my witness to her actions. In her rage she picked up cellular phone threatening to call 911 on

me. With my driver's license in hand, I told her that I welcome her calling the cops on me while I am facing 3 trespassers in my home committing a felony, destroying my home and properties. At which point the construction workers apologized and ask me for a few minutes to clean up and pick up their tools. I then locked myself into a room to avoid any confrontations the angry Dr. Dupiton until they all left. Thus leaving me with an apartment in shamble and not usable for living or conducting business.

- The following pictures make the case .



- 4- Being that Dr. Dupiton is family, my wife still tried to find a reasonable conclusion. So days later, my wife negotiated a deal for rental the one room office (Red in picture below) with access to common lunch and public bathroom area (Green) for visitors, office personnel and bedroom tenant. Also to be included in the rental were security camera, individual door bells (none ever provided), cable, and internet for \$600/month.
- 5- My old bedroom (Pink) on was being rented as a residential space to Miss Nathalie Agenor. All other areas were supposedly classified as commercial zone.



- 6- For 2 months, my customers, visitors and I were openly using the common kitchen/bath area. Then under the pretence visual privacy from visitors, a door was later installed between my office and the common area. Being

that this door was to be kept unlocked, everyone still had full access to the common area. So it was not an issue.

- 7- That continued until one evening when I found the access door locked and was unable to use the toilet. At which point I texted Ms. Agenor to tell her that someone had accidentally locked the access door from her side and to please check on that for me.
- 8- It is then that all Dr. Dupiton' trash started to rise to the surface. Miss Agenor told me that the kitchen/bathroom area (**That I was sending strangers to for 2 months**) is in her private residence. She gave Dr. Dupiton the ok for me only to occasionally use the bathroom during the day; because Dr. Dupiton had asked her to, being that I'm also a distant family of Mss Agenor. She had no idea that my rental arrangement with Dr. Dupiton included the full use of the area for my business activities. I had no knowledge of this arrangement and that Natalie actually leased the whole area as her private residence. (**Please read below the Full transcript of our text conversation**)
- 9- Further conversation with Ms Agenor, revealed that her residential lease with our landlord Dr. Dupiton & co, was NOT just for the room, or the room and kitchen/bath area in question, BUT her lease included the full Pink, Green & Red areas in the picture. **So basically, I was renting an office space and conducting business in her apartment and paying \$600 rent to Dr. Dupiton.** A form of double dipping that I still cannot understand.
- 10- When I contacted Dr. Dupiton & Co. to clarify the situation with the common bath/kitchen area, she realized that she was caught red handed and went on a negative bullying campaign to get me out of the place. Only 2 months after I moved my business there.
- 11- Days go by and she never once replied to my inquiry to clear the confusion with the common area. When my wife Marline tried to get an explanation from her, Dr. Dupiton tried to get into my personal life by telling my wife that I was bringing women and all kind of weird people to my office. That she's telling that to my wife to protect her marriage.
Her hope was that my wife, upon hearing about other women, would get into a jealous rage and force me to vacate the place. Unfortunately, that backfired on her when my wife told her: ***"Johanne, I didn't come here to discuss my husband, don't worry about my husband. I know all the people he sees in this type business he is in. I am here to clarify our office rental agreement and the issue that just surfaced with the bathroom being inside someone's private residence"***.
- 12- Completely at a loss now, and seeing all her illegalities being exposed. She got her lawyer to rush me the eviction notice. Not knowing that my wife and I had already decided to get the hell out of this place. The worst thing is that, this eviction notice was never delivered to me, but delivered to my neighbor and was left in the hallway for public viewing in order to add insult to injury. In fact, all the occupants of the building had seen it and I was the last one to see the embarrassing eviction notice.

In conclusion, this is the short version of this drama which has many more twists and unscrupulous activities by my landlord Dr. Dupiton, Mr. Guy Theus and Camkids Pediatric. However, I will only use the tons of additional evidences in my possession if a resolution is not settled here causing me to turn the complete matter to my lawyer. Bringing this case and all the evidences to the courts will be very detrimental the Camkids Pediatrics, her position as a landlord etc, since involvements by the building department, the bank holding the mortgage, health Dept. Etc will be necessary. This is the reason that I am giving them the opportunity to settle the matter now and out of courts.

MY REQUESTS

So here is my request for a peacefully negotiated resolution against Dr. Marie Dupiton, Mr. Guy Theus and Camkids Pediatrics.

- 1- Complete compensation for the 3 months (July – Sept.) that I was using the new office illegally under a false and invalid rental agreement and failure to provide any of the items agreed upon, such as Bath/Kitchen area, Door bell, Security camera etc. Compensation to be calculated at the rental rate of \$600/month or **\$1,800 for the 3 months.**

Note: This is a minimum requirement to reopen any communication with Dr. Dupiton & Co. and before any of the demands listed below can be negotiated.

- 2- For the 2 months (May & June) after she illegally entered & demolished my prior apartment for the purpose of expanding her business, I was unable to conduct my business at the location since it was a construction zone. So I am requesting compensation at the rental rate of the apartment of \$950/months for these 2 months or **\$1,900**
- 3- For the full 5 months period that she disrupted my business and personal life, causing me significant loss of income, I require \$1,000/month or **\$5,000** total income loss compensation.
- 4- Punitive damage for false, deceitful and illegal practices I was subjected to and for putting me and my customers in the situation of invading someone's private residence. For writing an illegal and deceitful residential lease to a tenant and renting the same area to me under a commercial arrangement. For etc. etc. etc., I request a punitive compensations of **\$5000.**

TOTAL COMPENSATION REQUESTED: \$1,800 (Non Negotiable) + \$11,900 = \$13,700 TOTAL

Date December 16, 2013


Engineer Jean Claude Elie

TRANSCRIPT OF TEXT COMMUNICATION

With other tenant (Nathalie Agenor)

September 10, 2013

Before going home Tue night Sept. 10m 2013, I went to use the bathroom, but the door to the area was locked. So I left. Since that happened before, I decided to send Natalie a text. Here is the transcript of our conversation.

ME TO NATHALIE

Hi. How r u. Been coming to the office late. But the last 3 evening I and my visitors have not been able to access the kitchen/bathroom. Someone's been locking the door. Last time Guy (*Dr. Dupiton husband*) had to open it for me. Check on that for me. They (*Nathalie's friends*) may not know it's a common area. Unless Jojo told otherwise. Let me know.

Thanks

NATHALIE TO ME

Hi. I was told you had a key. Also, i thought you were ok with knocking - hence why a door was put in place. I just need my privacy sometimes. I hope you can understand that. No Johanne didn't say anything. I never had a problem with sharing the bathroom with family. But I am not sure I understand the common area idea. I knew you would have guests but I was under the impression it was between business hours. I never expected office guests after hours. I do consider this my home.

ME TO NATHALIE

Ok. Thats why I argue with jojo. She don't talk to me straight. She told me she only rented u the room. I would never have my guests and specially my customers intrude in your home. I would never agree to a deal to have people use your home. We'll resolve it. I'm kool

NATHALIE TO ME

Awww... you see i knew there was some kind of misunderstanding. I never understood it was just the room. That's why I felt free leaving my dog stuff outside. Yes we should clarify because I thought it was more a studio. Im cool with you too. Im glad we can be honest. And again please feel free to use it- i honestly have no problem with that. Do you have a key?

Let me know if you need me to unlock now if you don't have a key. Before I fall asleep lol

ME TO NATHALIE

Thanks but it won't work that way and that wasn't my deal with Jojo. I can't just use a key to enter your apt and I can't bring customers and visitors to your apt. I will not feel right doing that. My deal with Jojo is \$600/mo for an office a common kitch/area for everyone/businesses on the floor...

--- END OF TEXT CONVERSATION