



Control Number: 51156



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## PUC Docket #51156

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This notice is to make the PUC aware that Shaneka Busby Baker has received a "Notice To Vacate" from The Veranda Apartments, dated on March 4, 2021 citing unpaid rent and utilities, which includes an amount total that is currently under dispute and is being investigated by the Public Utilities Commission of Texas, to date.

The Veranda Apartments has requested several extensions in this filing, in which to provide and substantiate the billing methods, practices and calculations used to derive at the water billing overages that it is leveraging against Shaneka Busby Baker.

Nonetheless, these extensions (granted) seem to have placed Shaneka Busby Baker in a very vulnerable position which she can be subjected to an eviction lawsuit while this legal action of investigation of The Veranda's water billing practices has yet to be resolved.

It is now being requested of the Public Utilities Commission of Texas to consider the unintended consequence of granting further extensions to The Veranda Apartments, which only further provides The Veranda Apartments to take adverse and illegal action (threatening eviction for disputed water billing charges currently investigated and that have been well reported in advance for more than a year), which implies a severe breach of contract on the part of The Veranda Apartments, per the lease agreement executed during the time the billing overages occurred.

An attachment of the "The Notice to Vacate" posted, open will in the crevice of Shaneka Busby Baker's front door is sent as an exhibit.

Please consider the implications of granting further extensions to The Veranda Apartments. Shaneka Busby Baker is in opposition of further extensions being granted, given their most recent action to request her to vacate knowing full well they are under a legal proceeding that involves the very issue they have initiated requesting her to vacate.

Sincerely,  
Shaneka Busby Baker



NOTICE TO VACATE FOR NON-PAYMENT OF RENT, UTILITIES OR OTHER SUMS FOR TDHCA-REGULATED AFFORDABLE HOUSING

March 4, 2021

Date

Shaneka Busby Parker

and All Other Occupants  
(Names of all residents)

2420 E McKinney Street # 01-211  
(Street address and dwelling unit number, if applicable)

Denton, TX 76209  
(City, State, Zip)

Re: Notice to vacate for non-payment of rent, utilities, or other sums  
TAA Lease Contract signed 11/08/2017

between the residents named above and McKinney Denton Apartments Ltd.

(owner)

Dear Resident(s):

Because you have not paid ☒ rent, ☒ allocated or submetered utilities, ☒ a utility bill for which you are responsible and/or ☐ other sums due under the lease on your dwelling unit, your rights of occupancy and possession are hereby terminated under the provisions of your lease. You are still liable for rent and other charges you may owe under the TAA Lease Contract. Details of unpaid sums due are as follows:

\$1,955.27

Demand for possession is hereby made. You are hereby given notice to vacate the dwelling on or before 11:59 p.m. on the 8th day of March, 2021. If you fail to move out by that time, we will file an eviction against you in Justice of the Peace court in compliance with applicable laws and rules. The court will then schedule a hearing to consider the facts in the case. Delay or postponement by us to take such action does not waive our rights. This notice to vacate is unconditional.

This property participates in an affordable housing program regulated by the Texas Department of Housing and Community Affairs (TDHCA) and is subject to TDHCA rules requiring us to notify you of the following:

- 1) You are being given this notice of lease termination because: ☐ it is the end of the agreed-to terms of our lease with you and we are choosing not to renew it, or ☒ None Payment of Rent
- 2) You may have certain protections under the Violence Against Women Act (VAWA). If you are a victim of domestic violence, sexual assault, dating violence or stalking, you, as well as members of your family, may have protection from being denied housing or from losing housing as a consequence of domestic violence, sexual assault, dating violence or stalking.
- 3) If you are a person with a disability and if there is a reasonable accommodation that you would like to request in response to this notice, you have a right to do so under the Fair Housing Act;
- 4) ☐ (a) Our property provides the following process if you wish to appeal this notice: \_\_\_\_\_, or  
☒ (b) Our property does not offer a process to appeal this notice.

If you wish to discuss this notice or you vacating the dwelling, please contact us.

March 4, 2021

Date notice was given

Signature of owner's representative

Jacqueline Harris  
Printed name

(940) 312-5955  
Phone number

theveranda@nrpgroup.com  
Email address

CAUTION: New state, local or federal laws, rules or orders may impact requirements regarding content and delivery of this notice. Carefully read the commentary to this form and consider seeking legal counsel.

Texas Apartment Association