

Christopher Antone



July 21, 2016

Detective Joe Mertes
Farmington Hills Police Department
31655 W. Eleven Mile Rd.
Farmington Hills, MI. 48336

I purchased the property located at 430 N. Washington Ave., Royal Oak, MI. on February 8, 2016.

Mr. Domin was a tenant of the former owner, prior to me purchasing the property.

Except for the first month I owned the building, Mr. Domin has been 5-7 days late in paying the rent every month. Mr. Domin is a month-to-month tenant.

I have sent him a text message every month letting him know that I have not received the rent. There is always an excuse. I sent him a text at the beginning of June letting him know that there would now be a \$50 late fee for any rent not received by the first of the month, an additional \$50 late fee on the 5th day of the month, and a 7 day notice to quit would be served on the 7th day of the month if no rent was received. I have saved copies of all of these texts.

The \$750 rent check that I received from Mr. Domin for July 2016 rent was received by me on July 6th, 2016. I deposited it immediately, electronically. It was returned to me by my bank by U.S. mail on July 16th because Mr. Domin had closed his account prior to sending me the check.

On July 16th, I texted Mr. Domin telling him that he had written the July rent check to me on a closed account. He did not respond. I called him a few minutes later, and he did not answer the phone. I left him a voicemail message to contact me immediately, as what he had done was a crime, and I was going to file a police report. He did not respond by phone. Immediately upon my hanging up the phone, he responded to me by text message saying 'Is it necessary to threaten me at midnight?'. I have saved copies of the texts and the voicemail. He did not deny sending me the fraudulent check, nor did he offer a replacement payment or any type of restitution.

The following day, I went to my property, I entered the rear commons area, and knocked on Mr. Domin's back door, which was unlocked, and ajar by 8-9 inches, as is usual. When Mr. Domin came to the door, I asked him why he had written me a check on a closed account, and informed him that it was a crime. He stated that he had written the check to me on the closed account, and that the money was in escrow until his entire apartment unit was 'brought up to code'. I have no code violations whatsoever.

At the same time, I served Mr. Domin with a 7 day notice to quit for check/financial fraud, and non-payment of rent. I also gave him a copy of the front, and back of the returned check, a copy of my bank's statement notifying me that his check was issued from a non-account. I also gave him a demand letter for payment as outlined in section 600.2952 of the Michigan Legislature REVISED JUDICATURE ACT OF 1961, Act 236. Mr. Domin has also been mailed all of these items via United States first-class mail. I have attached copies of these documents as well.

As you requested, I have attached copies of all of Mr. Domin's previous rent checks showing that it is in fact his signature on the closed-account check. I have also included a copy of his month-to-month lease as you requested.

I am interested in prosecuting Mr. Domin for his crime.

To date, he has not addressed the issue any further, he has admitted to making and sending the closed-account check via USPS, he has not paid, or offered to pay, the \$750 monthly rent that was supposed to be paid with the bad check, nor has he paid, or offered to pay, the \$100 late fee, or the \$20 bank return check charges.

Please let me know if you would like copies of any text or telephone messages between us, and if and/or when you need anything else at all from me.

Thank you very much for your help in this matter,

Christopher Antone