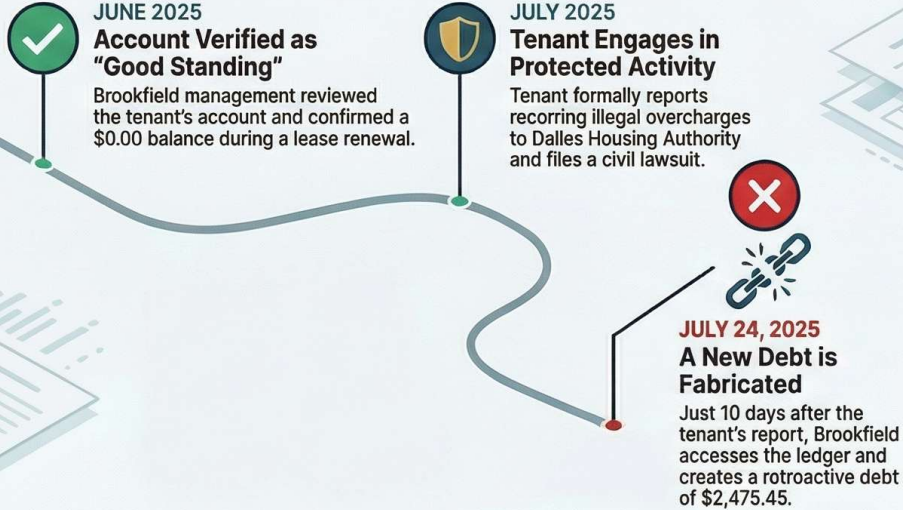


# Anatomy of Retaliation: Stuart vs. Brookfield Properties

Alleged pattern of financial abuse and fabricated debt against a veteran tenant.

## TIMELINE OF AN ALLEGED RETALIATION



## LEGAL CLAIMS & FINANCIAL STAKES



**Landlord Retaliation**



**Fraud**



**Breach of Contract**



**Lead of Claims**

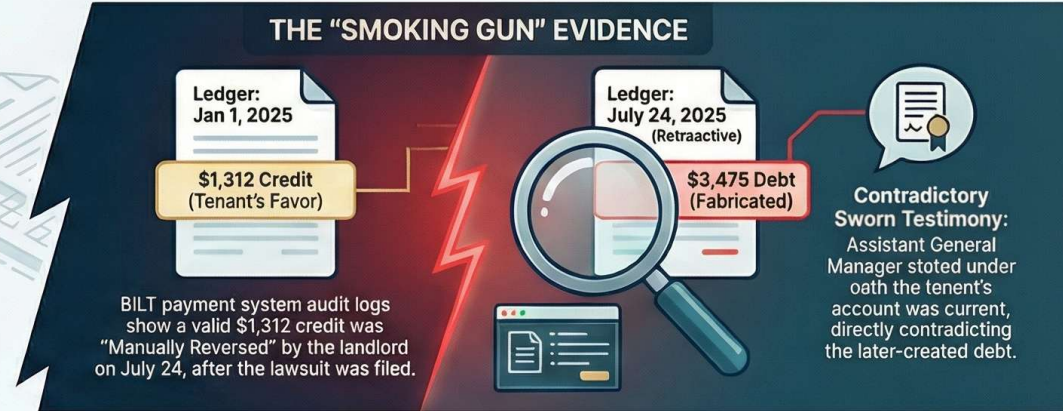


**Deceptive Trade Practices**



**Intentional Infliction of Emotional Distress**

## THE "SMOKING GUN" EVIDENCE



## EXPERT OPINION: AN INVALID LEDGER



**"Not Valid Under Standard Real Estate Accounting Practices"**

Alice Donshue, a licensed Texas Real Estate Broker, concluded the revised ledger is unenforceable based on professional standards.



**Retroactive Penalties are Prohibited:**  
Cannot backdate late fees when the system showed a credit balance.



**A Clear HUD/Section 8 Violation:**  
HUD Tenancy Addendum prohibits landlords from making tenants responsible for misapplied Housing Authority payments.

## Total Damages Estimate: Potential Financial Liability

	Conservative	Reasonable / Likely	Aggressive Trial Exposure
Total Value	\$82,500	\$120,000 – \$165,000	\$200,000 – \$250,000+

Potential damages include loss of quiet enjoyment, statutory penalties, economic losses, and punitive damages due to evidence of malice and fraud.