

# Anatomy of Retaliation: Stuart vs. Brookfield Properties

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

## TIMELINE OF AN ALLEGED RETALIATION

JUNE 2025  
Account Verified as  
"Good Standing"

Brookfield management reviewed the tenant's account and confirmed a \$0.00 balance during a lease renewal.

JULY 2025  
Tenant Engages in  
Protected Activity

Tenant formally reports recurring illegal overcharges to Dalles Housing Authority and files a civil lawsuit.

JULY 24, 2025  
A New Debt is  
Fabricated

Just 10 days after the tenant's report, Brookfield accesses the ledger and creates a retroactive debt of \$2,475.45.

## 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

Ledger:  
Jan 1, 2025

\$1,312 Credit  
(Tenant's Favor)

Ledger:  
July 24, 2025  
(Retroactive)

\$3,475 Debt  
(Fabricated)

BILT payment system audit logs show a valid \$1,312 credit was "Manually Reversed" by the landlord on July 24, after the lawsuit was filed.

Contradictory  
Sworn Testimony:  
Assistant General  
Manager stated under  
oath the tenant's  
account was current,  
directly contradicting  
the later-created debt.

## 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 & 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.