

04/24/2024

**Via First Class Mail &
Hand Delivery**

Ahmed Naguib
Dany Abouelkhier
Sandra Fernandez De Villanicensio Frommer
550 Victory Road Apt #S339
Quincy, MA 02171

RE: Notice of Non-Renewal

Dear Dany Abouelkhier, Sandra Fernandez De Villanicensio Frommer & Ahmed Naguib:

This notice is intended to timely advise you that your landlord, Marina Bay Residences LLC, does not intend to renew your tenancy and you are therefore required to **QUIT and DELIVER UP** the premises now held by you located at 550 Victory Rd, Apt S339 Quincy, MA 02171, at the conclusion of your lease term, being **05/31/2024**.

There have been no prior offers to renew your tenancy.

The reason(s) for non-renewal of your lease/tenancy include, but are not necessarily limited to:

- chronic late and/or general non-payment of rent;
- failure to come to a reasonable escrow agreement for purported *withheld* rent, despite your continued and uninterrupted occupancy/use of the apartment home;
- failures to reasonably cooperate with efforts to address issues you have raised regarding your occupancy/use of the apartment home; and
- failures to provide reasonable access to the apartment home for maintenance and/or repair purposes.

**HEREOF FAIL NOT OR WE SHALL EMPLOY DUE COURSE OF LAW TO
EJECT YOU FROM SAME.**

In reliance on this Notice of Non-Renewal, your landlord will be seeking to lease the apartment home you currently occupy to other tenants starting as soon as practicable after your lease term ends on 5/31/2024.

Accordingly, please contact the management office on or before **05/1/2024** to confirm that you will be vacating and surrendering the premises upon the conclusion of your lease term on 05/31/2024.

Ahmed Naguib
Dany Abouelkhier
Sandra Fernandez De Villanicensio Frommer
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Should you fail to contact the management office by the above date (i.e., by 05/01/2024) and provide written notice to confirm that you will be vacating, we will assume that you are refusing to vacate and may proceed accordingly with an action pursuant to M.G.L c. 239 s.1A.

Please note that this Notice of Non-Renewal shall not waive any prior action against you, nor any previously served non-renewal notice and/or notice to quit. Please also note that any payments received for any period after the expiration of your tenancy shall be accepted for use and occupancy only and shall not create any new tenancy (or otherwise extend your current lease/tenancy).

Please contact the management office with any questions regarding this notice.

Very truly yours,

Leah Cataldo

Digitally signed by Leah
Cataldo
Date: 2024.04.24
13:38:52 -04'00'

Leah Cataldo
Regional Portfolio Manager

cc: AMPS Law PC



ALL STATE CONSTABLES, INC.

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Stoughton, MA 02072

(781) 344-0411 (Telephone)

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www.allstateconstables.com (Web)

Marina Bay Residences, LLC v. Ahmed Naguib, Dany Abouelhkier, and Sandra Fernandez De Villanicensio Frommer

RETURN OF SERVICE

I did this date, April 25, 2024; serve a true attested copy of the following:

- Notice of Non-Renewal

by leaving at the last and usual place of residence; said service was made to each party,
Ahmed Naguib, Dany Abouelhkier, and Sandra Fernandez De Villanicensio Frommer at:

550 Victory Road, Apt. S339

Quincy, MA 02171

and on the same date, I did mail via first class mail a second true attested copy to:

Ahmed Naguib, Dany Abouelhkier, and Sandra Fernandez De Villanicensio
Frommer

550 Victory Road, Apt. S339

Quincy, MA 02171

Signed under the pains and penalties of perjury this 25th day of April, 2024



Stephen Minkofsky,
Constable/Disinterested Person