THE TITLE TRAP | SOURCE CONTEXT

October 20, 2025 demand

What this is

A two-page demand sent on behalf of Jun and Aileen Capinpin to ABC Elder Care. Both source pages follow this editorial cover in their original order. Reader pages 2-3 correspond to original pages 1-2.

What the letter asserts

The letter demands $22,605.28 under the commercial lease and amendment, alleges failure to pay all amounts due since inception, directs rent to resume November 1, 2025 and threatens removal and collection proceedings if any balance remains unpaid fifteen days after the letter date. These are the senders' assertions and threatened remedies, not court findings.

Date and context

The letter describes an August 14, 2021 lease and a January 31, 2023 amendment. The separately published amendment bears January 31, 2023 and acknowledges neither party in default. Romeo and Annie separately report signing it in September 2024; the source image alone does not establish that reported signing date.

Limits and redactions

No month-by-month ledger is attached to these two supplied pages. That observation does not establish what every court or third-party file contains. Counsel identification, firm identification, contact details and signature are redacted. The date, amounts, operative text, opposing allegations and requested remedies are preserved. The underlying original remains unchanged.

Outcome

The property litigation later ended through settlement. Romeo and Annie completed the purchase in July 2026. The demand is not a current threat of loss under the former purchase deadline.

[redacted]

October 20, 2025

VIA CERTIFIED AND REGULAR MAIL

ABC Elder Care Inc
[redacted]
Puyallup, WA 98371

Re: Lease Agreement – [redacted] Puyallup, WA 98371

To ABC Elder Care Inc:

This letter and demand for payment is being sent to you pursuant to the terms of your Commercial Lease, signed August 14, 2021, and subsequent Lease Amendment, signed January 31, 2023, with my clients, Jun Christopher Capinpin and Aileen Grace Capinpin, for the Premises located at [redacted] Puyallup, Washinton, 98371. Pursuant to the Lease Agreement, your term does not expire until September 30, 2026, but you have continuously failed to pay all amounts due since its inception.

The total amount due as of this date is $22,605.28. Rent will continue to accrue until the term of the Lease expires. Please take notice that pursuant to the provisions of the Lease, Jun Christopher Capinpin and Aileen Grace Capinpin are hereby providing the required notice that you have defaulted on the Lease and demand that you immediately pay the past due rent in the amount of $22,605.28 directly to Jun Christopher Capinpin and Aileen Grace Capinpin and at the address set forth below:

Jun Christopher Capinpin and Aileen Grace Capinpin
[redacted]

In addition to paying the past due rent, you must resume paying rent beginning November 1, 2025, and continue to do so until the term of the Lease expires.

If any portion of the amount due remains unpaid fifteen days after the date of this letter, then a lawsuit shall be commenced for your removal from the premises and for collection of all amounts legally due, including, but not limited to, attorney fees, and court costs.

Very truly yours,

[redacted]

[redacted]

Counsel for Landlord Jun and Aileen Capinpin