CITY OF MINNEAPOLIS
FOR THE DEPARTMENT OF
REGULATORY SERVICES

ADMINISTRATIVE HEARING OFFICER

In the matter of the Properties Located at 4001 Dupont Avenue N. 3232 Freemont Avenue N. #228 and 3355 Upton Avenue N., owned by Janette Walker/Complete Mortgage Solutions, Inc.	**FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION**

The above entitled matter came on for hearing before Administrative Hearing Officer Fabian Hoffner on August 24, 2012, at 10:00 a.m. at Room 310, Minneapolis City Hall, Minneapolis, Minnesota. The City of Minneapolis was represented by Lee C. Wolf, Assistant City Attorney and Cindy Gagnier, Manager of Administrative Services Department of Housing Inspections. Janette Walker, owner of the above listed properties, did not appear for the hearing nor did any representative appear on her behalf.

FINDINGS OF FACT

Janette Walker owns the property located at 4001 Dupont Avenue N. in the City of Minneapolis. Janette Walker's address, as listed on the Hennepin County property information records, is 17115 13th Avenue N., Plymouth, Minnesota.

On June 3, 2006, a rental license application was completed for the property located at 4001 Dupont Avenue N., Minneapolis, MN. On the rental license application, the applicant was listed as Janette Walker and Janette Walker was listed as the contact person/property manager with a listed address of 17115 13th Avenue N., Plymouth, MN 55447.

Janette Walker owns the property located at 3232 Fremont Avenue N., in the City of Minneapolis. Janette Walker's address, as listed on the Hennepin County property information records, is 17115 13th Avenue N., Plymouth, Minnesota.

On June 3, 2006, a rental license application was completed for the property located at 3232 Freemont Avenue N., Minneapolis, MN. On the rental license application, the applicant was listed as Janette Walker and Janette Walker was listed as the contact person/property manager with a listed address of 17115 13th Avenue N., Plymouth, MN 55447.

Complete Real Estate Mortgage Solutions owns the property located at 3355 Upton Avenue N. in the City of Minneapolis. Complete Real Estate Mortgage Solutions's address, as listed on the Hennepin County property information records, is 3355 Upton Avenue N., Minneapolis, MN.

A rental license application was completed for the property located at 3355 Upton Avenue N., Minneapolis, MN. On the rental license application, the applicant was listed as Complete Real Estate Management Solutions with Janette Walker listed as the natural person representing the corporation and Janette Walker was listed as the contact person/property manager with a listed address of 17115 13th Avenue N., Plymouth, MN 55447.

On May 27, 2011, the Minneapolis City Council revoked the rental dwelling license for the property located at 1427 Upton Avenue N., Janette Walker was listed as the owner of the property and had applied for and had received a rental license for the property.

On May 27, 2011, the Minneapolis City Council revoked the rental dwelling license for the property located at 4138 Queen Avenue N., Janette Walker was listed as the owner of the property and had applied for and had received a rental license for the property.

On April 24, 2010, a Notice of Director's Determination of Non-Compliance was sent to Janette Walker, at her listed contact address of 17115 13th Avenue N., Plymouth, MN, notifying Ms. Walker that the properties located at 4001 Dupont Avenue N., 3232 Fremont Avenue N. #228, and 3355 Upton Avenue N. were in violation of M.C.O. § 244.1910 (13), due to the owner having two or more rental licenses revoked by the City Council.

On June 2, 2012, a Notice of Revocation of Rental License was issued to Janette Walker for the three properties located at 4001 Dupont Avenue N., 3232 Fremont Avenue N. #228, and 3355 Upton Avenue N. The Notice indicated that the revocation actions were based upon a violation of M.C.O. § 244.1910(13) due to the owner having two or more rental licenses revoked by the City Council. Ms. Walker was given 15 days to appeal or the matter would be forwarded to the Minneapolis City Council for action on the recommendation to revoke the rental license for 4001 Dupont Avenue N., 3232 Fremont Avenue N. #228, and 3355 Upton Avenue N.

On June 24, 2012, Janette Walker filed an appeal of the recommendation to revoke the rental licenses for 4001 Dupont Avenue N., 3232 Fremont Avenue N. #228, and 3355 Upton Avenue N., stating: "I purchased several properties in Minneapolis as what I thought would be long term investments at the time. As time progressed I realized that I was involved in a bad real estate deal that left me stuck with over-mortgaged properties and not enough money to make my monthly obligations. Unfortunately out of 15 properties I only have the above three properties left. My lenders were willing to work with me and I was able to keep the properties and provide housing for two families. If I lose my rental licenses these two properties will go into foreclosure and the families in the properties will end up without a place to live. I did not have any licenses revoked as the properties in questioned were either

not owned or were no longer rental units at the time of the revocation issue. I am not a bad landlord or property owner, I am a senior on a fixed income who was affected horribly by the downturn in the real estate market as many other Americans were."

The matter was set for a hearing on August 24, 2012, at 10:00 a.m. At the hearing Ms. Walker failed to appear and the matter was heard as a default.

CONCLUSIONS OF LAW

M.C.O. § 244.1910 (13)(a) states: Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.

The Minneapolis City Council, on May 27, 2011, revoked two rental licenses held by Janette Walker on properties owned by Janette Walker.

Janette Walker received fair notice of the hearing and is in default.

Pursuant to M.C.O. § 244.1910 (13) (a), Janette Walker is ineligible to hold or have an interest in a rental dwelling license or a provisional license in the City of Minneapolis for a period of five (5) years

RECOMMENDATION

That the rental licenses for the properties located at 4001 Dupont Avenue N., 3232 Fremont Avenue N. #228, and 3355 Upton Avenue N., Minneapolis, MN., held by Janette Walker/Complete Real Estate Mortgage Solutions Inc.,, be revoked.

Dated Sept 5 2012

FABIAN HOFFNER
ADMINISTRATIVE HEARING
OFFICER