



## Request for City Council Committee Action from the Department of Regulatory Services

**Date:** June 17, 2014

**To:** Council Member Lisa Goodman, Chair – Community Development & Regulatory Services Committee

**Subject:** Rental License Revocation – 2643 – Lyndale Av. N.  
Owner Abdirizak Abdinur

**Recommendation:** Revocation of the Rental License at – 2643 – Lyndale Av. N.  
Owner Abdirizak Abdinur

### Department Information

Prepared by: Kathy Zierke, Admin Analyst II – (612) 673-5846

Approved by:

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Nuria P. Rivera-Vandermyde, Director of Regulatory Services

Presenters in Committee: Christina Dowling, Legal Process Coordinator – (612) 673-2449

### Community Impact

- City Goals

### Supporting Information

On April 17<sup>th</sup>, 2014, notice was sent to the owner, Abdirizak Abdinur indicating that a recommendation to revoke the rental license for the property listed above would be sent to the City Council. The owner, Abdirizak Abdinur did not appeal this recommendation. Assistant City Attorney, Lee Wolf has found this property has failed to meet the licensing standard under Minneapolis Code of Ordinance 244.1910 subd. 11

(See enclosed Evidence Packet and Findings of Fact)

## FINDINGS OF FACT

Abdirizak Abdinur is the owner of the property at the listed address of 2643 Lyndale Avenue N., Minneapolis, MN. As the owner of this property Abdirizak Abdinur applied for and was awarded a rental license for the property. Abdirizak Abdinur was listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. The rental license application listed Mr. Abdinur's contact address as 1132 South 8<sup>th</sup> Street #203, Minneapolis, MN.

In early 2013, the rental license application was updated to add Abdulaziz Sheikh as the contact/person responsible for the maintenance and management of the property. The new application also listed the new address of the owner, Abdirizak Abdinur, as 2048 50<sup>th</sup> Street N.W., Rochester, MN and listed Abdulaziz Sheikh's contact address as 1132 South 8<sup>th</sup> Street #203, Minneapolis, MN.

In the fall of 2013, the rental license application was again updated to list Ayan Abdinur as the contact/person responsible for the maintenance and management of the property. Ayan Abdinur's contact address was listed as 2643 Lyndal Avenue N., Minneapolis, MN. The new application also listed a new address for the owner, Abdriizak Abdinur, as 5920 Bandel Road N.W. #601, Rochester, MN.

On December 5, 2012, an inspection of the property at 2643 Lyndale Avenue N., was completed by Housing Inspector Sheila Rawski. On December 5, 2012, written orders were issued to Abdirizak Abdinur, the owner of the property and the person responsible for the maintenance and management of the property. The written orders required the owner/property manager to repair or replace the overhead door, trim around the overhead door and the siding on the northwest corner of the garage, to

repair or replace the siding on the south side of the main dwelling, and to repair or replace the guardrails on the rear steps of the main dwelling. The owner/property manager was given until January 4, 2013, to make the necessary repairs.

On January 7, 2013, an inspection was completed at the property by Inspector Rawski which showed that the orders had not been complied with and an administrative citation was issued in the amount of \$250.00. A re-inspection was completed on February 4, 2013, which showed that the orders had not been complied with and an administrative citation was issued in the amount of \$500.00. On March 13, 2013, a final warning notice was sent to the owner and also issued to the new property manager/contact person, Abdulaziz Sheikh. The owner and property manager were given until May 15, 2013, to make the necessary repairs at the property.

On July 31, 2013, a re-inspection was completed by Inspector Rawski which showed that the owner and property manager had not complied with the written orders and an administrative citation was issued in the amount of \$1,000.00. On October 4, 2013, a re-inspection was completed by Inspector Rawski which showed that the owner and property manager had not complied with the written orders and an administrative citation was issued in the amount of \$2,000.00.

Upon completion of her inspection on October 4, 2013, Inspector Rawski reviewed the Housing Inspection Services Division's records and determined that the property had not been properly re-licensed in the fall of 2013, and that the rental license fees were overdue and the rental license expired. Inspector Rawski issued a violation notice and an immediate \$500.00 administrative citation for the expired rental license. The owner/property manager was given until November 4, 2013, to bring the property into compliance. The property was also placarded with a notice of unlawful occupancy due to the expired rental license.

On March 28, 2014, a review of the Inspections Division's records revealed that neither the owner, Abdirizak Abdinur nor the property manager, Ayan Abdinur, had paid or appealed the administrative citations and on March 28, 2014, a Notice of Director's Determination of Non-Compliance was sent to Ayan Abdinur at the listed address of 2643 Lyndale Avenue N., Minneapolis, MN. The Notice, informed the property manager that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations on the rental property located at 2643 Lyndale Avenue N. The owner and property manager were given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11) (a). The owner and property manager failed to bring the property into compliance and on April 17, 2014, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Abdirizak Abdinur and Ayan Abdinur at the listed addresses of 5920 Bandel Road N.W. #601, Rochester, MN and 2643 Lyndale Avenue N., Minneapolis, MN. The property was also posted with notice of the revocation action. The owner and property manager were given fifteen (15) days to file an appeal which they failed to do.