

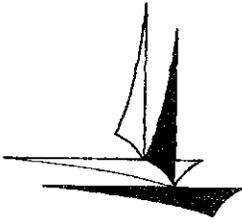
Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER
WILLIAM DAVIDSON – JUANITA INVESTMENTS LLC
4127 – Colfax Avenue North

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Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspections
Services Division**

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

June 2, 2014

Property Address: 4127 Colfax Avenue North

Juanita Investments LLC
William Davidson
3732 Park Avenue
#2
Minneapolis, MN 55407

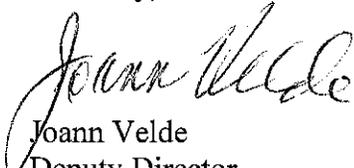
Dear Mr. Davidson:

On March 31st, 2014 you were notified of the City's intent to revoke the rental dwelling license for the property located at 4127 – Colfax Avenue North. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on June 17th, 2014, at 1:30 p.m. in room 317 of City Hall, 350 S. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk's office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call me at 673-5850.

Sincerely,


Joann Velde
Deputy Director
Housing Inspections

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Search tips

Property information search result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

2014 Assessment Data (For Taxes Payable 2015) will be available on this web site approximately 04/01
2014 Assessment (For Taxes Payable 2015)

Tax information

Property ID

Property ID: 04-029-24-14-0175

Address

Address: 4127 COLFAX AVE N

Addition name

Unit No.:

Interactive map

Municipality: MINNEAPOLIS

Owner: JUANITA INVESTMENTS LLC

Property ID:

Taxpayer Name / Address:

0402924140175

JUANITA INVESTMENTS LLC

7030 BROOKLYN BLVD #200B

BROOKLYN CENTER MN 55429

Search

Clear

Hennepin County is providing this information as a public service.
Tax related questions: taxinfo@hennepin.us

Hennepin County, Minnesota

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Application | Address | **Applicant** | Comment | Quantities | Fee Calc | Fee Pmt | Issue

PLIC 547621 Prop Dev. J1 Jur. MPLS

Applicant

Applicant:	JUANITA INVESTMENTS	Home Ph:	612-801-4995
Representative:	WILLIAM DAVIDSON	Work Ph:	
Position/Title:		Extension:	
Address Line 1:		Fax:	
Address Line 2:	3732 PARK AVE S #2	Type:	
City/State:	MINNEAPOLIS MN Zip: 55407	SSN:	
E-mail:	juanitainvestments@gmail.com	IVR ID/PIN:	75584282

Identifiers

Contact

Contact:	WILLIAM DAVIDSON	Home Ph:	612-801-4995
Representative:		Work Ph:	
Position/Title:		Extension:	
Address Line 1:		Fax:	
Address Line 2:	3732 PARK AVE S #2	Type:	
City/State:	MINNEAPOLIS MN Zip: 55407	Birthdate:	15-NOV-1970
E-mail:	juanitainvestments@gmail.com	IVR ID/PIN:	75584281

Photo

Copy Applicant From:

Applicant

Owner

Professional

COMMENTS

Application | Address | Applicant | **Comment** | Quantities | Fee Calc | Fee Pmt | Issue

RLIC: 547621 Proj: Prop Dev: Enter Date: 10-AUG-11 Jur: MPLS

By	Date	Comments
ZKPZ	31-MAR-2014	This RLIC has been closed because a revocation action has been commenced. The REVO action is not final. NOTE: A license cannot be issued (including renewals) pending a revocation action. Tenants have not been given notice to vacate. Final action (notice to tenants to vacate) will be noted in a separate comment.
<input type="checkbox"/> Print on Permit <input type="checkbox"/> Print on Inspection		
CM	26-NOV-2013	REC'D RENEWAL FEE AT COUNTER 26-NOV-13. UPDATING OWNER MAILING ADDRESS FROM 7030 BROOKLYN BLYVD SUITE 200B BROOKLYN CTR MN 763-504-7056. REMOVING CONTACT PERSON ISHMAEL ISRAEL 7030 BROOKLYN BLYVD SUITE 200B BROOKLYN CTR MN. AND MAKING OWNER THE CONTACT
<input type="checkbox"/> Print on Permit <input type="checkbox"/> Print on Inspection		
LMW	31-MAY-2013	REMOVED INVALID EMAIL ADDRESS (ishmael@icon-mn.com) PER LUTHER KRUEGER
<input type="checkbox"/> Print on Permit <input type="checkbox"/> Print on Inspection		
NGJ	31-OCT-2012	REC'D RENEWAL FOR 2012-2013 WILL PROCESS FEE AND PERMIT
<input type="checkbox"/> Print on Permit <input type="checkbox"/> Print on Inspection		

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Property Address:

Property ID: 0402924140175

[Map](#)

4127 Colfax Ave N Minneapolis, MN 55412

RENTAL LICENSE & LODGING HOUSE LICENSE			
Permit Type	Contact	Paid On	Amount
RLIC - RENTAL LICENSING	William Davidson 3732 Park Ave S #2, Minneapolis, MN 55407 612-801-4995	Nov 26, 2013	\$88
		Oct 31, 2012	\$88
		Aug 10, 2011	\$86
RLIC - RENTAL LICENSING	David T Cullen 6745 Penn Avenue South, Richfield, MN 55423 612-363-4707	Nov 17, 2009	\$84
		Jun 04, 2009	\$84
RLIC - RENTAL LICENSING	Jeanne Schwartz 3211 Girard Av N, Mpls, MN 55412 612 572-1107	Sep 09, 1999	\$43
		Sep 09, 1999	\$43
		Mar 31, 1998	\$43
		Aug 12, 1997	\$43
RLIC - RENTAL LICENSING	Tom Jasko 12101 Meadowlark Circl, Maple Grove, MN 55369 612 559-1945	Dec 11, 1996	\$43
		Oct 13, 1995	\$43
		Oct 13, 1994	\$43
		Oct 04, 1993	\$43

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Property Address:

Property ID: 0402924140175

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4127 Colfax Ave N Minneapolis, MN 55412

Warning - IMPORTANT INFORMATION CONCERNING SPECIAL ASSESSMENTS!

City of Minneapolis property data is updated nightly, Monday – Friday. While efforts are made to ensure that the information on our website is complete and accurate, Special Assessments data could be up to 72 hours old due to data systems refresh cycles.

The Special Assessment information herein does not include Public Works, Minneapolis Park Board, Hennepin County assessments.

If you are concerned about the accuracy or timeliness of an item and would like to contact the department responsible for the data, please contact [Minneapolis 311](#) so that a 311 Customer Service Agent can direct you to the appropriate department. From within the City, dial 3-1-1; outside Minneapolis, dial (612) 673-3000. TTY/TDD users dial (612) 673-2157.

For more information, see the [Special Assessments website](#) or [Special Assessment Contacts](#).

SPECIAL ASSESSMENTS						
Year	Total	Assessed	Pending	Cancelled	Paid	Other
2014	6	0	6	0	0	0
2013	2	2	0	0	0	0
Prior	7	7	0	0	0	0
All	15	9	6	0	0	0

[Hide Details.](#)

2014

SPECIAL ASSESSMENTS							
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total	
11-0877891	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 07-jan-2014 Unpaid Reinspection Fee \$100 Issued 22-oct-2013.	Pending	\$150.00	
12-0893563	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 24-dec-2013 Unpaid \$500 Admin Citation Issued 26-nov-2013	Pending	\$550.00	
12-	1089	2014	H-admin	Assessment For Admin Citation Fee Ent	Pending	\$550.00	

0893567			Cit	24-dec-2013 Unpaid \$500 Admin Citation Issued 27-nov-2013		
12-0893567	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 13-dec-2013 Unpaid \$250 Admin Citation Issued 25-oct-2013	Pending	\$275.00
13-1014989	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 13-dec-2013 Unpaid \$500 Admin Citation Issued 25-oct-2013	Pending	\$550.00
13-1014989	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 24-dec-2013 Unpaid \$1000 Admin Citation Issued 26-nov-2013	Pending	\$1,100.00

2013

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
13-0971386	1086	2013	839	Inoperable Vehicle Ent 14-may-2013 Gray Chevrolet Caprice Classic; Mn Plate Tz459 (expired July 2012)	Assessed	\$100.00
12-0917313	1121	2013	Upw900	Assessment-unpaid Upw Citations (1121) **unpaid Ad Cit \$440 Violation Date 9/17/12 Entered 11/07/12 Bkb	Assessed	\$440.00

2012

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
11-0861502	1089	2012	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 06-oct-2011) - Unpaid \$200 Admin Citation Issued 30-aug-2011	Assessed	\$220.00
11-0861502	1162	2012	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 27-oct-2011) - Unpaid \$400 Admin Citation Issued 26-sep-2011	Assessed	\$440.00
12-0917313	1121	2012	Upw900	Assessment-unpaid Upw Citations (1121) **unpaid Ad Cit \$220 Violation Date 7/31/12 Entered 9/18/12 Bkb	Assessed	\$220.00

2011

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
11-0841414	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent (09-aug-2011) - Unpaid \$200 Admin Citations Fee	Assessed	\$220.00

2010

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Property Address:

Property ID: 0402924140175

[Map](#)

4127 Colfax Ave N Minneapolis, MN 55412

Current Inspector: James

Last Inspection: 02/04/2014 by Cynthia

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
<u>2014</u>	19	19	0	0
<u>2013</u>	19	0	19	0
<u>Prior</u>	83	0	83	0
All	121	19	102	0

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2014

INCIDENT: <u>14-1024037</u> (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: <u>14-1021835</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Screens	OPEN	01/07/2014	06/01/2014	INSP	
Rep/rep Foundation	OPEN	01/07/2014	06/01/2014	INSP	
Rep/rep Chimney	OPEN	01/07/2014	06/01/2014	INSP	
Repair Garage/shed *	OPEN	01/07/2014	06/01/2014	INSP	
Paint Garage/shed	OPEN	01/07/2014	06/01/2014	INSP	
Ground Cover	OPEN	01/07/2014	06/01/2014	INSP	

INCIDENT: <u>14-1021832</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking Surfaces >sf	OPEN	01/07/2014	06/01/2014	INSP	

INCIDENT: 14-1021831 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Illegal Wiring	OPEN	01/07/2014	02/06/2014	INSP	
R/r Storm	OPEN	01/07/2014	02/06/2014	INSP	
Rep/remove Fence	OPEN	01/07/2014	02/06/2014	INSP	
Numbers	OPEN	01/07/2014	02/06/2014	INSP	

INCIDENT: 14-1021830 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Sash Cords	OPEN	01/07/2014	02/06/2014	INSP	
Openable Windows *	OPEN	01/07/2014	02/06/2014	INSP	
Faceplates	OPEN	01/07/2014	02/06/2014	INSP	
Provide Co Alarms	OPEN	01/07/2014	02/06/2014	INSP	
Repair Glass	OPEN	01/07/2014	02/06/2014	INSP	
Provide Storms	OPEN	01/07/2014	02/06/2014	INSP	

INCIDENT: 14-1021828 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/rep Windows	OPEN	01/07/2014	02/06/2014	INSP	

2013**INCIDENT: 13-1018933 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking Surfaces >sf	DONE	11/25/2013	06/01/2014	INSP	

INCIDENT: 13-1018929 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/remove Fence	DONE	11/25/2013	06/01/2014	INSP	
Repair Garage/shed *	DONE	11/25/2013	06/01/2014	INSP	
Paint Garage/shed	DONE	11/25/2013	06/01/2014	INSP	
Ground Cover	DONE	11/25/2013	06/01/2014	INSP	

INCIDENT: 13-1018924 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Exterminate Insects/vermin	DONE	11/25/2013	12/21/2013	INSP	
Repair/replace Heating Equipment	DONE	11/25/2013	12/21/2013	INSP	
Leaky Faucets*	DONE	11/25/2013	12/21/2013	INSP	
Repair Glass	DONE	11/25/2013	12/21/2013	INSP	
Provide Storms	DONE	11/25/2013	12/21/2013	INSP	

INCIDENT: 13-1014989 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	10/22/2013	11/14/2013	INSP	
Assessment For Admin Citation Fee	DONE				

INCIDENT: 13-0994271 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Illegal Wiring	DONE	07/22/2013	08/22/2013	INSP	
R/r Storm	DONE	07/22/2013	08/22/2013	INSP	
Repair Screens	DONE	07/22/2013	08/22/2013	INSP	

INCIDENT: 13-0994269 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Illegal Wiring	DONE	06/04/2013	08/22/2013	INSP	
Faceplates	DONE	06/04/2013	08/22/2013	INSP	
Repair Smoke Det.*	DONE	06/04/2013	08/22/2013	INSP	

INCIDENT: 13-0971386 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	04/18/2013	04/28/2013	INSP	

2012**INCIDENT: 12-0938084 (OTHER INSPECTOR/FLOATER)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/15/2012	08/23/2012	INSP	

INCIDENT: 12-0932133 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 12-0917313 (WORK WITHOUT A PERMIT)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment-unpaid Upw Citations (1121)	DONE	11/07/2012	11/07/2012	INSP	
Assessment-unpaid Upw Citations (1121)	DONE	09/18/2012	09/18/2012	INSP	
Building Permit Required	DONE	06/05/2012	06/20/2012	CIS	

INCIDENT: 12-0914109 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 12-0893951 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 12-0893567 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Paint Exterior Trim	DONE	01/24/2012	06/01/2012	INSP	
Rep/rep Foundation	DONE	01/24/2012	06/01/2012	INSP	
Rep/rep Chimney	DONE	01/24/2012	06/01/2012	INSP	
Repair Garage/shed *	DONE	01/24/2012	06/01/2012	INSP	
Numbers	DONE	01/24/2012	06/01/2012	INSP	

INCIDENT: 12-0893563 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Walls *	DONE	01/24/2012	02/23/2012	INSP	
Sash Cords	DONE	01/24/2012	02/23/2012	INSP	
Openable Windows *	DONE	01/24/2012	02/23/2012	INSP	
Rep/rep Windows	DONE	01/24/2012	02/23/2012	INSP	
Water Heater	DONE	01/24/2012	02/23/2012	INSP	

Plumbing Repairs *	DONE	01/24/2012	02/23/2012	INSP
Illegal Wiring	DONE	01/24/2012	02/23/2012	INSP
Provide Co Alarms	DONE	01/24/2012	02/23/2012	INSP
Smoke Detectors	DONE	01/24/2012	02/23/2012	INSP

INCIDENT: 12-0893567 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Admin Citation Fee	DONE				

INCIDENT: 12-0893563 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Admin Citation Fee	DONE				

INCIDENT: 12-0893299 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair/replace Heating Equipment	DONE	01/20/2012	01/23/2012	INSP	
68 Degrees	DONE	01/20/2012	01/23/2012	INSP	
Repair Smoke Det.*	DONE	01/20/2012	01/23/2012	INSP	
Repair Co Detectors	DONE	01/20/2012	01/23/2012	INSP	

2011

INCIDENT: 11-0881341 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 11-0877891 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Walls *	DONE	01/24/2012	02/23/2012	INSP	
Weatherstrip Doors	DONE	01/24/2012	02/23/2012	INSP	
Openable Windows *	DONE	01/24/2012	02/23/2012	INSP	
Rep/rep Windows	DONE	01/24/2012	02/23/2012	INSP	
Rpr Outlet/switch *	DONE	01/24/2012	02/23/2012	INSP	
*illegal Bedroom	DONE	01/24/2012	02/23/2012	INSP	

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Property Address:

Property ID: 0402924140175

[Map](#)

4127 Colfax Ave N Minneapolis, MN 55412

Police Precinct: 4

Last Incident Date: 04/10/2014

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
2014	9	0
2013	5	1
Prior	54	7
All	68	8

[Hide Details.](#)

2014

COLFAX AV N/4127				
Incident	Nature	Disposition	Date	Time
14020438	Unconscious	Transferred to North	04/10/2014	06:51 PM
14-0011468	Unconscious (FE)		04/10/2014	06:51 PM
14-107891	Domestic Abuse-In Progress (P)	ADV-Advised	04/04/2014	07:49 PM
14018988	Medical Misc(E)	Patient(s) Transported	04/04/2014	03:18 AM
14-0009585	Shortness of Breath (FE)		03/24/2014	11:40 AM
14016870	Shortness of Breath	Transferred to North	03/24/2014	11:40 AM
14-0004444	Shortness of Breath (FE)		02/06/2014	06:26 PM
14007608	Shortness of Breath	Transferred to North	02/06/2014	06:26 PM
14-005750	Receive Information (P)		01/06/2014	00:29 PM

2013

COLFAX AV N/4127				
Incident	Nature	Disposition	Date	Time
13-424592	Emotionally Disturb Person (P)	AQT-All Quiet	12/23/2013	04:46 PM

13-416159	Attempt Pick-Up (P)	INF-Information	12/16/2013	11:19 AM
13-413151	Attempt Pick-Up (P)	INF-Information	12/13/2013	05:30 PM
13-341283	Burglary Dwling - Report (P)	RPT-Report	10/14/2013	10:36 AM
13-247148	Audible Residential Alarm (P)	FAL-False	07/31/2013	09:02 AM

2012

COLFAX AV N/4127				
Incident	Nature	Disposition	Date	Time
12-385579	Assist Other Agency (P)	BKG-Booking	12/17/2012	09:01 AM
12-308758	Fight (P)	GOA-Gone on Arrival	09/30/2012	01:54 AM
12-286602	Music-Loud (P)	AQT-All Quiet	09/09/2012	03:17 PM
12045134	Shortness of Breath	Transferred to North	08/13/2012	09:07 AM
12-0023645	Shortness of Breath (FE)		08/13/2012	09:07 AM
12-0007074	Appliances Smoking/Burning (F)		03/12/2012	07:08 AM
12-012937	Disturbance (P)		01/13/2012	10:35 PM

2011

COLFAX AV N/4127				
Incident	Nature	Disposition	Date	Time
11-286561	On Site (P)	INS-Inservice	09/22/2011	11:28 AM
11-0024154	Fall		08/30/2011	11:09 AM
11044556	Fall (E)	Transferred to North	08/30/2011	11:08 AM
11-244065	Unknown Trouble (P)	AOK- All OK	08/16/2011	08:49 PM
11-221010	Music-Loud (P)	AQT-All Quiet	07/28/2011	00:27 PM
11-217638	Music-Loud (P)	AQT-All Quiet	07/25/2011	03:54 PM
11-213213	Domestic (P)	AST-Assist	07/21/2011	04:32 PM
11-209707	Disturbance (P)	AQT-All Quiet	07/18/2011	02:50 PM
11-176446	Music-Loud (P)	ADV-Advised	06/19/2011	09:06 PM
11-140275	Auto Theft (P)	RPT-Report	05/19/2011	02:21 PM

2009

COLFAX AV N/4127				
Incident	Nature	Disposition	Date	Time
09-146508	Domestic (P)	SNT-Sent	05/17/2009	06:17 PM



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

www.minneapolismn.gov

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157
If you want help translating this information in any other language, call 612-673-3737

24-JAN-12

ISHMAEL ISRAEL

**7030 BROOKLYN BLVD SUITE 200B
BROOKLYN CENTER, MN 55429**

NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 4127 COLFAX AVE N RFS #: 12-0893563

On 23-JAN-12, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

Please make the following corrections by the required due date of: 23-FEB-12

Free all window sashes so they may be freely opened in the area(s) listed below. Not less than one half (1/2) of required window area shall be openable for natural ventilation. Minneapolis Code of Ordinances 244.410. Violation Text 712.

Inspector's Comments: LOWER UNIT: KITCHEN WINDOWS

Repair or replace the loose and/or deteriorating windows in a professional like manner. Minneapolis Code of Ordinances 244.530 and 244.510. Violation Text 710.

Inspector's Comments: LOWER UNIT: REAR BEDROOM ROTTING SASH FRAME.

Repair or replace sash cords (or supply other approved mechanical means) to allow windows to be kept open without danger of self closing. Minneapolis Code of Ordinances 244.510 and 244.530. Violation Text 713.

Inspector's Comments: LOWER UNIT: NORTH BEDROOM WINDOW NO SASH CORDS, REAR BEDROOM WINDOW SASH CLIPS IN FRAME SHOULD BE POSITIONED LOWER TO BE EFFECTIVE.

Repair and refinish all deteriorated walls in a professional manner for the area(s) listed below. Minneapolis Code of Ordinances 244.510. Violation Text 753.

Inspector's Comments: LOWER UNIT: NORTH BEDROOM CRACKS IN EAST WALL, BATHROOM CRACKS IN WALL AT TUB SURROUND, REPAIR/REFINISH WALLS AT FRONT STAIRWAY.

Repair or replace all plumbing fixtures and keep free from defects, leaks and/or obstructions and maintain under adequate pressure in the following area(s) listed below. Minneapolis Code of Ordinances 244.290 and 244.560. Violation Text 511.

Inspector's Comments: LOWER UNIT: LICENSED PLUMBER AND PLUMBING PERMIT REQUIRED TO REMOVE S-TRAP AT KITCHEN SINK AND PLUMB WASTE AND VENT TO CODE.

Repair and/or remove all illegal and/or hazardous wiring that has not been installed and maintained according to the currently adopted National Electric Code. Minneapolis Code of Ordinances 244.420 and 244.400. Electrical permit required/inspection per Minnesota State Statute 326B.36 subd. 1. Violation Text 417.

Inspector's Comments: LOWER UNIT: OPEN WIRING AT OLD SMOKE DETECTOR OUTSIDE BEDROOM.

327 - Provide CO Alarms

Every single family dwelling and every multifamily dwelling unit shall be provided with a minimum of one UL (Underwriter Laboratories) approved and fully operational Carbon Monoxide (CO) alarm installed within ten (10) feet of each room lawfully used for sleeping purposes. If bedrooms are located on separate floors additional CO alarms would be necessary within ten feet of these areas. If bedrooms are located in separate areas (on the same level), additional CO alarms would be necessary within ten (10) feet of these areas. In lieu of installing multiple CO alarms in the hallway, a separate CO alarm could be installed inside each sleeping room.

It is important that these devices be installed in accordance with the manufacture's installations instructions and not be placed in "dead" air pockets such as corners of rooms, at the junction of walls and ceilings or within thirty-six (36) inches of ventilation ducts.

CO alarms must be installed by: All existing single family homes effective August 1, 2008. All existing multi-family or apartment dwelling units effective August 1, 2009. Minneapolis Code of Ordinances 244.2100

Inspector's Comments: LOWER UNIT: MISSING CO ALARM FOR REAR BEDROOM.

Provide approved smoke detectors for each dwelling unit. All smoke detectors shall be listed and installed in accordance with the provisions of NFPA 72 and installed per manufacturer's instructions. Hard-wired smoke detectors shall be wired to a proper unswitched circuit. Smoke detectors are required outside of each separate sleeping area in the immediate vicinity of bedrooms and on every level of the dwelling, including basements and cellars. Smoke detectors shall not be located closer than three (3) feet from any door to a bathroom or kitchen. Exception: smoke detectors may be placed within three (3) feet of Bathroom or kitchen when this is the only location available for installation. Smoke detectors located within twenty (20) feet of a cooking appliance shall

be equipped with a silencing switch or must be of the photoelectric type to avoid nuisance alarms.

Minneapolis Code of Ordinance 244.915 Violation Text 321

Inspector's Comments: LOWER UNIT: MISSING SMOKE DETECTOR IN BASEMENT.

Have a licensed contractor obtain permits as required and install or repair existing water heater with proper venting, gas lines and a temperature pressure relief valve with extension piping to within eighteen (18) inches of the floor. Minneapolis Code of Ordinances 244.330 and 244.560. Minneapolis City Ordinances 101.60 and 101.70 Violation Text 519.

Inspector's Comments: LOWER UNIT: MISSING TEMPERATURE PRESSURE RELIEF VALVE EXTENSION PIPE FOR WATER HEATER.

After the due date an inspection will be done to ensure that all violations have been corrected.

Failure to comply with order(s) by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken** per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

Right to Appeal

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

E-mail: BAILEY.ERLANDSON@ci.minneapolis.mn.us

List of Helpful Resources

For seniors, disabled individuals, or low-income residents:

The City's Senior Ombudsperson

Assists **seniors** and **disabled persons** find services they need. **612-673-3004**

A Brush with Kindness

Volunteers help **low-income homeowners** do minor exterior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Application deadline is in May. Pat Lund, **612-788-8169** or pat.lund@tchabit.com

Handyworks

Helps **seniors** live independently at home by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. **612-721-8687, Ext. 329**

Hearts & Hammers

Volunteers paint the exteriors of homes owned by **seniors** who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is FREE and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. **952-922-2451**

Metro Paint-A-Thon

Volunteers will scrape, prime and paint the exteriors of selected homes owned by **persons 60 years of age or older or by persons with permanent physical disabilities**. Application deadline is in May of each calendar year. **612-721-8687, Ext. 321**

Rebuilding Together

Rebuilding Together helps to preserve and revitalize houses, serving **low-income homeowners, seniors, disabled persons, and families with children**. They provide repairs - like roofing, plumbing, & electrical work - free of charge. **651-776-4273**

Financing and Loans for a variety of income levels (check with your bank, too)

Center for Energy & Environment (CEE) and Neighborhood Revitalization Program

CEE offers a variety of low-interest loans and grants to **Minneapolis property owners – including rental property** - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at **612-335-5884**.

City Living Program. Home-improvement loans. **612-673-5282**

GHMC Housing Resource Center

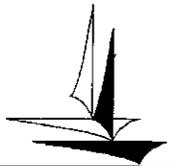
The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call Denise at **612-378-7985**.



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong- Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157

If you want help translating this information in any other language, call 612-673-3737

06-MAR-13

ISHMAEL ISRAEL

**7030 BROOKLYN BLVD SUITE 200B
BROOKLYN CENTER, MN 55429**

WARNING NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 4127 COLFAX AVE N

RFS #: 12-0893563

Upon re-inspection of your housing orders on 06-MAR-13, your inspector found that the violations listed below still require correction.

Please make the following corrections by the required due date of: 08-APR-13

Free all window sashes so they may be freely opened in the area(s) listed below. Not less than one half (1/2) of required window area shall be openable for natural ventilation. Minneapolis Code of Ordinances 244.410. Violation Text 712.

Inspector's Comments: LOWER UNIT: KITCHEN WINDOWS

Original Due Date: 23-FEB-2012

Repair or replace the loose and/or deteriorating windows in a professional like manner. Minneapolis Code of Ordinances 244.530 and 244.510. Violation Text 710.

Inspector's Comments: LOWER UNIT: REAR BEDROOM ROTTING SASH FRAME.

Original Due Date: 23-FEB-2012

Repair or replace sash cords (or supply other approved mechanical means) to allow windows to be kept open without danger of self closing. Minneapolis Code of Ordinances 244.510 and 244.530. Violation Text 713.

Inspector's Comments: LOWER UNIT: NORTH BEDROOM WINDOW NO SASH CORDS, REAR BEDROOM WINDOW SASH CLIPS IN FRAME SHOULD BE POSITIONED LOWER TO BE EFFECTIVE.

Original Due Date: 23-FEB-2012

Repair and refinish all deteriorated walls in a professional manner for the area(s) listed below. Minneapolis Code of Ordinances 244.510. Violation Text 753.

Inspector's Comments: LOWER UNIT: NORTH BEDROOM CRACKS IN EAST WALL, BATHROOM CRACKS IN WALL AT TUB SURROUND, REPAIR/REFINISH WALLS AT FRONT STAIRWAY.

Original Due Date: 23-FEB-2012

Repair or replace all plumbing fixtures and keep free from defects, leaks and/or obstructions and maintain under adequate pressure in the following area(s) listed below. Minneapolis Code of Ordinances 244.290 and 244.560. Violation Text 511.

Inspector's Comments: LOWER UNIT: LICENSED PLUMBER AND PLUMBING PERMIT REQUIRED TO REMOVE S-TRAP AT KITCHEN SINK AND PLUMB WASTE AND VENT TO CODE.

Original Due Date: 23-FEB-2012

Repair and/or remove all illegal and/or hazardous wiring that has not been installed and maintained according to the currently adopted National Electric Code. Minneapolis Code of Ordinances 244.420 and 244.400. Electrical permit required/inspection per Minnesota State Statute 326B.36 subd. 1. Violation Text 417.

Inspector's Comments: LOWER UNIT: OPEN WIRING AT OLD SMOKE DETECTOR OUTSIDE BEDROOM.

Original Due Date: 23-FEB-2012

327 - Provide CO Alarms

Every single family dwelling and every multifamily dwelling unit shall be provided with a minimum of one UL (Underwriter Laboratories) approved and fully operational Carbon Monoxide (CO) alarm installed within ten (10) feet of each room lawfully used for sleeping purposes. If bedrooms are located on separate floors additional CO alarms would be necessary within ten feet of these areas. If bedrooms are located in separate areas (on the same level), additional CO alarms would be necessary within ten (10) feet of these areas. In lieu of installing multiple CO alarms in the hallway, a separate CO alarm could be installed inside each sleeping room.

It is important that these devices be installed in accordance with the manufacture's installations instructions and not be placed in "dead" air pockets such as corners of rooms, at the junction of walls and ceilings or within thirty-six (36) inches of ventilation ducts.

CO alarms must be installed by: All existing single family homes effective August 1, 2008. All existing multi-family or apartment dwelling units effective August 1, 2009. Minneapolis Code of Ordinances 244.2100

Inspector's Comments: LOWER UNIT: MISSING CO ALARM FOR REAR BEDROOM.

Original Due Date: 23-FEB-2012

Provide approved smoke detectors for each dwelling unit. All smoke detectors shall be listed and installed in accordance with the provisions of NFPA 72 and installed per manufacturer's instructions. Hard-wired smoke detectors shall be wired to a proper unswitched circuit. Smoke detectors are required outside of each separate sleeping area in the immediate vicinity of bedrooms and on every level of the dwelling, including

basements and cellars. Smoke detectors shall not be located closer than three (3) feet from any door to a bathroom or kitchen. Exception: smoke detectors may be placed within three (3) feet of Bathroom or kitchen when this is the only location available for installation. Smoke detectors located within twenty (20) feet of a cooking appliance shall be equipped with a silencing switch or must be of the photoelectric type to avoid nuisance alarms.

Minneapolis Code of Ordinance 244.915 Violation Text 321

Inspector's Comments: LOWER UNIT: MISSING SMOKE DETECTOR IN BASEMENT.

Original Due Date: 23-FEB-2012

Have a licensed contractor obtain permits as required and install or repair existing water heater with proper venting, gas lines and a temperature pressure relief valve with extension piping to within eighteen (18) inches of the floor. Minneapolis Code of Ordinances 244.330 and 244.560. Minneapolis City Ordinances 101.60 and 101.70 Violation Text 519.

Inspector's Comments: LOWER UNIT: MISSING TEMPERATURE PRESSURE RELIEF VALVE EXTENSION PIPE FOR WATER HEATER.

Original Due Date: 23-FEB-2012

After the due date an inspection will be done to ensure that all violations have been corrected.

Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

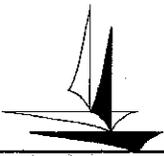
HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

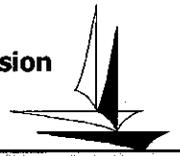
E-mail: BAILEY.ERLANDSON@minneapolismn.gov



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

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Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626

If you want help translating this information in any other language, call 612-673-3737

22-JUL-13

ISHMAEL ISRAEL

**7030 BROOKLYN BLVD SUITE 200B
BROOKLYN CENTER, MN 55429**

FINAL WARNING NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 4127 COLFAX AVE N

RFS #: 12-0893563

Upon re-inspection of your housing orders on 04-JUN-13 it was found that the violations listed below still require correction.

Please make the following corrections by the required due date of: 22-AUG-13

Free all window sashes so they may be freely opened in the area(s) listed below. Not less than one half (1/2) of required window area shall be openable for natural ventilation. Minneapolis Code of Ordinances 244.410. Violation Text 712.

Inspector's Comments: LOWER UNIT: KITCHEN WINDOWS

Original Due Date: 23-FEB-2012

Repair or replace sash cords (or supply other approved mechanical means) to allow windows to be kept open without danger of self closing. Minneapolis Code of Ordinances 244.510 and 244.530. Violation Text 713.

Inspector's Comments: LOWER UNIT: NORTH BEDROOM WINDOW NO SASH CORDS, REAR BEDROOM WINDOW SASH CLIPS IN FRAME SHOULD BE POSITIONED LOWER TO BE EFFECTIVE.

Original Due Date: 23-FEB-2012

Repair or replace all plumbing fixtures and keep free from defects, leaks and/or obstructions and maintain under adequate pressure in the following area(s) listed below. Minneapolis Code of Ordinances 244.290 and 244.560. Violation Text 511.

Inspector's Comments: LOWER UNIT: LICENSED PLUMBER AND PLUMBING PERMIT REQUIRED TO REMOVE S-TRAP AT KITCHEN SINK AND PLUMB WASTE AND VENT TO CODE. **AS OF 4-JUN-13 INSPECTION: S-TRAP WAS REMOVED WITHOUT A PLUMBING PERMIT, NOW THE TRAP LEAKS**

Original Due Date: 23-FEB-2012

327 - Provide CO Alarms

Every single family dwelling and every multifamily dwelling unit shall be provided with a minimum of one UL (Underwriter Laboratories) approved and fully operational Carbon Monoxide (CO) alarm installed within ten (10) feet of each room lawfully used for sleeping purposes. If bedrooms are located on separate floors additional CO alarms would be necessary within ten feet of these areas. If bedrooms are located in separate areas (on the same level), additional CO alarms would be necessary within ten (10) feet of these areas. In lieu of installing multiple CO alarms in the hallway, a separate CO alarm could be installed inside each sleeping room.

It is important that these devices be installed in accordance with the manufacture's installations instructions and not be placed in "dead" air pockets such as corners of rooms, at the junction of walls and ceilings or within thirty-six (36) inches of ventilation ducts.

CO alarms must be installed by: All existing single family homes effective August 1, 2008. All existing multi-family or apartment dwelling units effective August 1, 2009.

Minneapolis Code of Ordinances 244.2100

Inspector's Comments: LOWER UNIT: MISSING CO ALARM FOR BEDROOMS.

Original Due Date: 23-FEB-2012

Provide approved smoke detectors for each dwelling unit. All smoke detectors shall be listed and installed in accordance with the provisions of NFPA 72 and installed per manufacturer's instructions. Hard-wired smoke detectors shall be wired to a proper un-switched circuit. Smoke detectors are required outside of each separate sleeping area in the immediate vicinity of bedrooms and on every level of the dwelling, including basements and cellars. Smoke detectors shall not be located closer than three (3) feet from any door to a bathroom or kitchen. Exception: smoke detectors may be placed within three (3) feet of Bathroom or kitchen when this is the only location available for installation. Smoke detectors located within twenty (20) feet of a cooking appliance shall be equipped with a silencing switch or must be of the photoelectric type to avoid nuisance alarms.

Minneapolis Code of Ordinance 244.915 Violation Text 321

Inspector's Comments: LOWER UNIT: MISSING SMOKE DETECTOR IN BASEMENT.

Original Due Date: 23-FEB-2012

Have a licensed contractor obtain permits as required and install or repair existing water heater with proper venting, gas lines and a temperature pressure relief valve with extension piping to within eighteen (18) inches of the floor. Minneapolis Code of Ordinances 244.330 and 244.560. Minneapolis City Ordinances 101.60 and 101.70 Violation Text 519.

Inspector's Comments: LOWER UNIT: MISSING TEMPERATURE PRESSURE RELIEF VALVE EXTENSION PIPE FOR WATER HEATER.

Original Due Date: 23-FEB-2012

After the due date an inspection will be done to ensure that all violations have been corrected.

Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

HOUSING INSPECTION SERVICES WEBSITE

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Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

E-mail: BAILEY.ERLANDSON@minneapolismn.gov

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
 For information on how to respond to this citation, see the reverse side of this form.

26-NOV-13

ISHMAEL ISRAEL

7030 BROOKLYN BLVD SUITE 200B
 BROOKLYN CENTER, MN 55429

Violation number: 12-0893563
Violation Location: 4127 COLFAX AVE N
Violation Date: 25-NOV-13

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: OPENABLE WINDOWS * LOWER UNIT: KITCHEN WINDOWS
 SASH CORDS
 PLUMBING REPAIRS * LOWER UNIT: LICENSED PLUMBER AND PLUMBIN
 PROVIDE CO ALARMS

FINE: \$500 (If not paid by 21-DEC-13 a 10% late payment fee will be added)

Officer or Inspector: BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 4127 COLFAX AVE N	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 21-DEC-13	Amount Due Now \$500
Please write this number on your check: 12-0893563		Amount Due After: 21-DEC-13 \$ 550	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines –*By paying the fine, you are admitting to the violation.*

To Pay By Mail: Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division
 250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415
www.minneapolismn.gov

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700.
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Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157
 If you want help translating this information in any other language, call 612-673-3737

24-JAN-12

ISHMAEL ISRAEL

**7030 BROOKLYN BLVD SUITE 200B
 BROOKLYN CENTER, MN 55429**

NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 4127 COLFAX AVE N RFS #: 12-0893567

On 23-JAN-12, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

Please make the following corrections by the required due date of: 01-JUN-12

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible (1) from the street or road fronting the property and (2) from the rear or on a building accessory to the building at the rear. The rear address number may be omitted if there is no public way at the rear of the building. The numbers shall contrast with their background. Address numbers shall be Arabic numerals. Numbers shall be a minimum of four (4) inches high with a minimum stroke width of one-half (1/2) inch. The numbers shall not be comprised of spray painted or hand-painted numbers nor shall the numbers be otherwise hand-applied by marker, tape or similar product unless pre-fabricated for the specific purpose of address identification. Numbers applied with a stencil designed for the purpose of address identification shall be permitted if otherwise in conformance with this section. Minneapolis Code of Ordinances 225.620, 435.60 and 244.970 THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 059.

Inspector's Comments: MISSING FRONT HOUSE NUMBERS.

Repair or replace the chimney on this dwelling in a professional manner. Minneapolis Code of Ordinances 244.500 Violation Text 131.

Inspector's Comments: CRUMBLING AND MISSING BRICK AT CHIMNEY.

Repair or replace the foundation of this dwelling in a professional manner. Assure the repairs to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.500 Violation Text 137.

Inspector's Comments: ROTTING FOAM LINER AT NORTH AND WEST SIDES, SEAL FOUNDATION/SIDING LINE WHERE CRACKS OR OPENINGS.

Properly prepare and paint the exterior wood trim of the main dwelling structure in a professional manner wherever it is not of a material manufactured or processed specifically for use in such a weather-exposed location, or which is blistered, cracked or flaked away. Minneapolis Code of Ordinances 244.500. NOTE: Any structure built before 1978 may have lead-based paint. Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with lead-based paint or to properly prepare surfaces which may contain lead-based paint, contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. Violation Text 142.

Inspector's Comments: WINDOW TRIM.

Repair or replace the following item(s) listed below on the garage/ shed. All work to be accomplished in a professional manner. Minneapolis Code of Ordinances 244.1560 and 244.500. Violation Text 115.

Inspector's Comments: OVERHEAD DOOR PANEL ASKEW AND BENT, ACCESS DOOR IS MISSING BOTTOM, MISSING NORTHWEST CORNER CAPS, ROTTING BOARDS AT SOUTHSIDE OVERHANG.

After the due date an inspection will be done to ensure that all violations have been corrected.

Failure to comply with order(s) by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken** per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

Right to Appeal

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

E-mail: BAILEY.ERLANDSON@ci.minneapolis.mn.us

List of Helpful Resources

For seniors, disabled individuals, or low-income residents:

The City's Senior Ombudsperson

Assists **seniors** and **disabled persons** find services they need. **612-673-3004**

A Brush with Kindness

Volunteers help **low-income homeowners** do minor exterior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Application deadline is in May. Pat Lund, **612-788-8169** or pat.lund@tchabit.com

Handyworks

Helps **seniors** live independently at home by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. **612-721-8687, Ext. 329**

Hearts & Hammers

Volunteers paint the exteriors of homes owned by **seniors** who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is FREE and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. **952-922-2451**

Metro Paint-A-Thon

Volunteers will scrape, prime and paint the exteriors of selected homes owned by **persons 60 years of age or older or by persons with permanent physical disabilities**. Application deadline is in May of each calendar year. **612-721-8687, Ext. 321**

Rebuilding Together

Rebuilding Together helps to preserve and revitalize houses, serving **low-income homeowners, seniors, disabled persons, and families with children**. They provide repairs - like roofing, plumbing, & electrical work - free of charge. **651-776-4273**

Financing and Loans for a variety of income levels (check with your bank, too)

Center for Energy & Environment (CEE) and Neighborhood Revitalization Program

CEE offers a variety of low-interest loans and grants to **Minneapolis property owners – including rental property** - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at **612-335-5884**.

City Living Program. Home-improvement loans. **612-673-5282**

GHMC Housing Resource Center

The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call Denise at **612-378-7985**.

Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

www.minneapolismn.gov

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157

If you want help translating this information in any other language, call 612-673-3737

19-MAR-13

ISHMAEL ISRAEL

**7030 BROOKLYN BLVD SUITE 200B
BROOKLYN CENTER, MN 55429**

WARNING NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 4127 COLFAX AVE N

RFS #: 12-0893567

Upon re-inspection of your housing orders on 19-MAR-13, your inspector found that the violations listed below still require correction.

Please make the following corrections by the required due date of: 08-APR-13

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible (1) from the street or road fronting the property and (2) from the rear or on a building accessory to the building at the rear. The rear address number may be omitted if there is no public way at the rear of the building. The numbers shall contrast with their background. Address numbers shall be Arabic numerals. Numbers shall be a minimum of four (4) inches high with a minimum stroke width of one-half (1/2) inch. The numbers shall not be comprised of spray painted or hand-painted numbers nor shall the numbers be otherwise hand-applied by marker, tape or similar product unless pre-fabricated for the specific purpose of address identification. Numbers applied with a stencil designed for the purpose of address identification shall be permitted if otherwise in conformance with this section. Minneapolis Code of Ordinances 225.620, 435.60 and 244.970 **THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 059.**

Inspector's Comments: MISSING FRONT HOUSE NUMBERS.

Original Due Date: 01-JUN-2012

Repair or replace the following item(s) listed below on the garage/ shed. All work to be accomplished in a professional manner. Minneapolis Code of Ordinances 244.1560 and 244.500. Violation Text 115.

Inspector's Comments: OVERHEAD DOOR PANEL ASKEW AND BENT, ACCESS DOOR IS MISSING BOTTOM, MISSING NORTHWEST CORNER CAPS, ROTTING BOARDS AT SOUTHSIDE OVERHANG.

Original Due Date: 01-JUN-2012

Repair or replace the chimney on this dwelling in a professional manner. Minneapolis Code of Ordinances 244.500 Violation Text 131.

Inspector's Comments: CRUMBLING AND MISSING BRICK AT CHIMNEY.

Original Due Date: 01-JUN-2012

Repair or replace the foundation of this dwelling in a professional manner. Assure the repairs to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.500 Violation Text 137.

Inspector's Comments: ROTTING FOAM LINER AT NORTH AND WEST SIDES, SEAL FOUNDATION/SIDING LINE WHERE CRACKS OR OPENINGS.

Original Due Date: 01-JUN-2012

Properly prepare and paint the exterior wood trim of the main dwelling structure in a professional manner wherever it is not of a material manufactured or processed specifically for use in such a weather-exposed location, or which is blistered, cracked or flaked away. Minneapolis Code of Ordinances 244.500. NOTE: Any structure built before 1978 may have lead-based paint. Deteriorated lead-based paint may pose a health hazard, especially for pregnant women and children six (6) and under. To limit health problems associated with lead paint, keep all painted surfaces in good repair. For more information on hazards associated with lead-based paint or to properly prepare surfaces which may contain lead-based paint, contact the State Health Department at 651-215-0890 or call 1-800-424-LEAD. Violation Text 142.

Inspector's Comments: WINDOW TRIM.

Original Due Date: 01-JUN-2012

After the due date an inspection will be done to ensure that all violations have been corrected.

Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

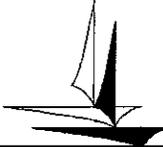
HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

E-mail: BAILEY.ERLANDSON@minneapolismn.gov



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626

If you want help translating this information in any other language, call 612-673-3737

22-JUL-13

ISHMAEL ISRAEL

**7030 BROOKLYN BLVD SUITE 200B
BROOKLYN CENTER, MN 55429**

FINAL WARNING NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 4127 COLFAX AVE N

RFS #: 12-0893567

Upon re-inspection of your housing orders on 04-JUN-13 it was found that the violations listed below still require correction.

Please make the following corrections by the required due date of: 22-AUG-13

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible (1) from the street or road fronting the property and (2) from the rear or on a building accessory to the building at the rear. The rear address number may be omitted if there is no public way at the rear of the building. The numbers shall contrast with their background. Address numbers shall be Arabic numerals. Numbers shall be a minimum of four (4) inches high with a minimum stroke width of one-half (1/2) inch. The numbers shall not be comprised of spray painted or hand-painted numbers nor shall the numbers be otherwise hand-applied by marker, tape or similar product unless pre-fabricated for the specific purpose of address identification. Numbers applied with a stencil designed for the purpose of address identification shall be permitted if otherwise in conformance with this section. Minneapolis Code of Ordinances 225.620, 435.60 and 244.970 **THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES.** Violation Text 059.

Inspector's Comments: MISSING FRONT HOUSE NUMBERS.

Original Due Date: 01-JUN-2012

Repair or replace the chimney on this dwelling in a professional manner. Minneapolis Code of Ordinances 244.500 Violation Text 131.

Inspector's Comments: CRUMBLING AND MISSING BRICK AT CHIMNEY.

Original Due Date: 01-JUN-2012

Repair or replace the foundation of this dwelling in a professional manner. Assure the repairs to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.500 Violation Text 137.

Inspector's Comments: **ROTTING FOAM LINER AT NORTH AND WEST SIDES, SEAL FOUNDATION/SIDING LINE WHERE CRACKS OR OPENINGS.**

Original Due Date: 01-JUN-2012

Repair or replace the following item(s) listed below on the garage/ shed. All work to be accomplished in a professional manner. Minneapolis Code of Ordinances 244.1560 and 244.500. Violation Text 115.

Inspector's Comments: **OVERHEAD DOOR PANEL ASKEW AND BENT, ACCESS DOOR IS MISSING BOTTOM, MISSING NORTHWEST CORNER CAPS, ROTTING BOARDS AT SOUTHSIDE OVERHANG.**

Original Due Date: 01-JUN-2012

After the due date an inspection will be done to ensure that all violations have been corrected.

Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

E-mail: BAILEY.ERLANDSON@minneapolismn.gov

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
 For information on how to respond to this citation, see the reverse side of this form.

25-OCT-13

ISHMAEL ISRAEL

7030 BROOKLYN BLVD SUITE 200B
 BROOKLYN CENTER, MN 55429

Violation number: 12-0893567
Violation Location: 4127 COLFAX AVE N
Violation Date: 22-OCT-13

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: NUMBERS
 REP/REP CHIMNEY
 REP/REP FOUNDATION
 REPAIR GARAGE/SHED * OVERHEAD DOOR PANEL ASKEW AND BENT, ACCE

FINE: \$250 (If not paid by 19-NOV-13 a 10% late payment fee will be added)

Officer or Inspector: BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 4127 COLFAX AVE N Please write this number on your check: 12-0893567	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 19-NOV-13	Amount Due Now \$250
		Amount Due After: 19-NOV-13 \$ 275	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines – *By paying the fine, you are admitting to the violation.*

To Pay By Mail: Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

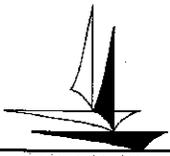
Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



Regulatory Services & Emergency Preparedness--Housing Inspection Services Division

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjammada macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter – 612-673-3220 TTY: 612-673-2626

If you want help translating this information in any other language, call 612-673-3737

26-NOV-13

ISHMAEL ISRAEL

**7030 BROOKLYN BLVD SUITE 200B
BROOKLYN CENTER, MN 55429**

FINAL WARNING NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 4127 COLFAX AVE N

RFS #: 12-0893567

Upon re-inspection of your housing orders on 25-NOV-13 it was found that the violations listed below still require correction.

Please make the following corrections by the required due date of: 01-JUN-14

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible (1) from the street or road fronting the property and (2) from the rear or on a building accessory to the building at the rear. The rear address number may be omitted if there is no public way at the rear of the building. The numbers shall contrast with their background. Address numbers shall be Arabic numerals. Numbers shall be a minimum of four (4) inches high with a minimum stroke width of one-half (1/2) inch. The numbers shall not be comprised of spray painted or hand-painted numbers nor shall the numbers be otherwise hand-applied by marker, tape or similar product unless pre-fabricated for the specific purpose of address identification. Numbers applied with a stencil designed for the purpose of address identification shall be permitted if otherwise in conformance with this section. Minneapolis Code of Ordinances 225.620, 435.60 and 244.970 **THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES.** Violation Text 059.

Inspector's Comments: MISSING FRONT HOUSE NUMBERS.

Original Due Date: 01-JUN-2012

Repair or replace the chimney on this dwelling in a professional manner. Minneapolis Code of Ordinances 244.500 Violation Text 131.

Inspector's Comments: CRUMBLING AND MISSING BRICK AT CHIMNEY.

Original Due Date: 01-JUN-2012

Repair or replace the foundation of this dwelling in a professional manner. Assure the repairs to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.500 Violation Text 137.

Inspector's Comments: ROTTING FOAM LINER AT NORTH AND WEST SIDES, SEAL FOUNDATION/SIDING LINE WHERE CRACKS OR OPENINGS.

Original Due Date: 01-JUN-2012

Repair or replace the following item(s) listed below on the garage/ shed. All work to be accomplished in a professional manner. Minneapolis Code of Ordinances 244.1560 and 244.500. Violation Text 115.

Inspector's Comments: OVERHEAD DOOR PANEL ASKEW AND BENT, ACCESS DOOR IS MISSING BOTTOM, MISSING NORTHWEST CORNER CAPS, ROTTING BOARDS AT SOUTHSIDE OVERHANG.

Original Due Date: 01-JUN-2012

After the due date an inspection will be done to ensure that all violations have been corrected.

Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

E-mail: BAILEY.ERLANDSON@minneapolismn.gov

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
 For information on how to respond to this citation, see the reverse side of this form.

27-NOV-13

ISHMAEL ISRAEL

7030 BROOKLYN BLVD SUITE 200B
 BROOKLYN CENTER, MN 55429

Violation number: 12-0893567
Violation Location: 4127 COLFAX AVE N
Violation Date: 25-NOV-13

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: NUMBERS
 REP/REP CHIMNEY
 REP/REP FOUNDATION
 REPAIR GARAGE/SHED * OVERHEAD DOOR PANEL ASKEW AND BENT, ACCE

FINE: \$500 (If not paid by 22-DEC-13 a 10% late payment fee will be added)

Officer or Inspector: BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir: 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 4127 COLFAX AVE N	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 22-DEC-13	Amount Due Now \$500
Please write this number on your check: 12-0893567		Amount Due After: 22-DEC-13 \$ 550	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines – *By paying the fine, you are admitting to the violation.*

To Pay By Mail: Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



**City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division**

250 South Fourth Street Room 300
Minneapolis, Minnesota 55415
www.minneapolismn.gov



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Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
English- Attention. If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.
TTY: 612-673-2626 or 612-673-2157

25-OCT-13

ISHMAEL ISRAEL

**7030 BROOKLYN BLVD SUITE 200B
BROOKLYN CENTER, MN 55429**

NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 4127 COLFAX AVE N RFS #: 13-1014989

On 22-OCT-13, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

Please make the following corrections by the required due date of: 19-NOV-13

Minneapolis Code of Ordinances requires all rental dwellings and dwelling units to be licensed. Each license must be renewed annually. Every licensee shall notify the Inspection Division within fourteen (14) days of any changes in the names, addresses, and other information concerning the persons listed in the last license application filed with the division. Licenses may be applied for in person in the office of the Department of Regulatory Services, Inspections Division, located in the Public Service Center, Room 300, 250 South 4th Street. Or call 311 for additional information. (If calling from outside the 612 area code, please dial 612-673-3000.) New owners may be required to provide proof of ownership. Minneapolis Code of Ordinances 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, and 244.2010. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 180.

Inspector's Comments: EXPIRED RENTAL LICENSE, FEES DUE

After the due date an inspection will be done to ensure that all violations have been corrected.

Failure to comply with order(s) by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken** per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

Right to Appeal

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

E-mail: BAILEY.ERLANDSON@minneapolismn.gov

List of Helpful Resources

For seniors, disabled individuals, or low-income residents:

Senior Linkage Line

Assists **seniors and disabled persons** find any services they need. **800-333-2433**

Handyworks

Helps **seniors and the disabled** live independently at home, by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. **612-276-1578** mchandler@gmcc.org

Neighborhood Involvement Program

A non-profit organization that provides medical, dental, and mental health services to youth and **seniors**. **612-374-3322**

TRUST

Non-Profit, interfaith Organization which serves the needs of seniors, families, and the youth through various programs such as meals on wheels, chore services, estate fails, and life enrichment. **612-827-6159**

A Brush with Kindness

Volunteers help **low-income homeowners** do minor exterior and minor interior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Pat Lund, **612-788-8169** or abwk@tchabitat.org

Hearts & Hammers

Volunteers paint the exteriors of homes owned by **seniors** who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is FREE and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. **763-502-1000** info@heartsandhammers.org

Metro Paint-A-Thon

Volunteers will scrape, prime and paint the exteriors of selected homes owned by **persons 60 years of age or older or by persons with permanent physical disabilities**. Application deadline is in mid-April of each calendar year. Contact coordinator Molly Chandler **612-276-1579**

Rebuilding Together

Rebuilding Together helps to preserve and revitalize houses, serving **low-income homeowners, seniors, disabled persons, and families with children**. They provide repairs - like roofing, plumbing, & electrical work - free of charge. **651-776-4273**

Financing and Loans for a variety of income levels (check with your bank, too)

Center for Energy & Environment (CEE) and Neighborhood Revitalization Program

CEE offers a variety of low-interest loans and grants to **Minneapolis property owners – including rental property** - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at **612-335-5858**.

Community Action of Minneapolis

Utility Help- Works towards **reducing the energy “burdens”** for low-income residents of Minneapolis. **612-335-5837**

Minnesota Housing Finance

Finances affordable housing for **low income and moderate income** individuals **651-296-8215**

GMHC Housing Resource Center

The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call (Downtown HQ 612-339-0601) (North 612-588-3033) (South 612-722-7141)

Neighborhood Housing Services of Minneapolis

Helps owner-occupants of select neighborhoods throughout Minneapolis with repairs and remodeling. Call 612-521-3581 to find out what programs may be available in your area.

City of Minneapolis Departments

Neighborhood and Community Relations

Supports and broadens community engagement through involvement and support in various community organizations/activities. Call 612-673-3737 ncr@minneapolismn.gov

Department of Health

Overall works towards health equity and well-being of the community. Some of their goals include strong public health, healthy eating, healthy relationships, and violence free youth. All in all the well-being of citizens. Call 612-673-2301

Public Works

Deals with a variety of things within the city such as: Drinking water treatment, garbage, recycling, yard waste, parking, planning and engineering construction information, sewer maintenance, sidewalks, snow removal, storm and surface water management, street sweeping, traffic, etc. Call 612-673-3000

CPED

Involved in coordinating and rationalizing all city planning and development activity. CPED is also involved in the Minneapolis Neighborhood stabilization program. Some other programs of CPED include housing development, rehabilitation, and ownership. Call 612-673-5095

Animal Care & Control

Provide a safe environment for animals. 612-673-6222

Foreclosures:

Minnesota Homeownership Center

Assists first time home buyers with homeowner preparation and foreclosure prevention. 651-659-9336

Minneapolis Advantage Program

Provides down payment as a motivation to home buyers to purchase foreclosed homes. Call 612-588-3033

Vacant Building Registration Program

The Vacant Building Registration program is the City's primary tool for tracking, monitoring, and managing nuisance vacant properties in the City. Call 612-673-2233

Minneapolis Neighborhood Stabilization Program

Minneapolis received more than \$14 million in stabilization funds. Eligible uses of the funds include: financing mechanisms, purchase and rehabilitation of abandoned and foreclosed homes, etc. Call Community Planning & Economic Development 612-673-5095

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
 For information on how to respond to this citation, see the reverse side of this form.

25-OCT-13

ISHMAEL ISRAEL

7030 BROOKLYN BLVD SUITE 200B
 BROOKLYN CENTER, MN 55429

Violation number: 13-1014989
Violation Location: 4127 COLFAX AVE N
Violation Date: 22-OCT-13

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: LICENSING; MCO 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, 244.2010, 244.150

FINE: \$500 (If not paid by 19-NOV-13 a 10% late payment fee will be added)

Officer or Inspector: BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 4127 COLFAX AVE N	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 19-NOV-13	Amount Due Now \$500
Please write this number on your check: 13-1014989		Amount Due After: 19-NOV-13 \$ 550	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines – *By paying the fine, you are admitting to the violation.*

To Pay By Mail: Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department

CITY OF MINNEAPOLIS
INSPECTIONS DIVISION
HOUSING MAINTENANCE SECTION
300 PUBLIC SERVICE CENTER
250 SOUTH 4TH STREET
MINNEAPOLIS, MINNESOTA 55415

ISHMAEL ISRAEL

7030 BROOKLYN BLVD SUITE 200B
BROOKLYN CENTER, MN 55429

26-NOV-13

Request Number: 13-1014989

Re: 4127 COLFAX AVE N

An inspection on **25-NOV-13** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Failure to comply with the orders below by the due date(s) may result in a One hundred dollar (\$100.00) fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

Minneapolis Code of Ordinances requires all rental dwellings and dwelling units to be licensed. Each license must be renewed annually. Every licensee shall notify the Inspection Division within fourteen (14) days of any changes in the names, addresses, and other information concerning the persons listed in the last license application filed with the division. Licenses may be applied for in person in the office of the Department of Regulatory Services, Inspections Division, located in the Public Service Center, Room 300, 250 South 4th Street. Or call 311 for additional information. (If calling from outside the 612 area code, please dial 612-673-3000.) New owners may be required to provide proof of ownership. Minneapolis Code of Ordinances 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, and 244.2010. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 180.

Inspector's Comments: EXPIRED RENTAL LICENSE, FEES DUE

Due Date: 14-NOV-2013

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS. If you are unable to reach the inspector during observed office hours, you may leave a message at any time by calling the same number.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

All materials and services are available in accessible formats.

BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

Housing Inspections observes office hours of 8 to 4:30 Monday through Friday.

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157
If you want help translating this information in any other language, call 612-673-3737

Penalty for removal \$700.00 fine and/or 90 days imprisonment

**City of Minneapolis
Department of Inspections
Placard Of**

UNLAWFUL OCCUPANCY

In accordance with Chapter 244 Minneapolis Code of Ordinances, The premises, building, structure or any portion thereof and located at 4127 COLFAX AVE N is hereby ordered to vacated because of Section(s) MCO 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, 244.2010, 244.150 of the Minneapolis Code of Ordinances. Description of violation: Related Violation Codes: 180 EXPIRED RENTAL LICENSE

In accordance with Section 244.1450, 244.200, 244.1810, 244.1860 and 244.1970 of the Minneapolis Code of Ordinances this building premise, structure or portion thereof must be vacated by: 01-JAN-14

Date Placard Posted: 25-NOV-13

Phone #: (612) 685-8578

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
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CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
 For information on how to respond to this citation, see the reverse side of this form.

26-NOV-13

ISHMAEL ISRAEL

7030 BROOKLYN BLVD SUITE 200B
 BROOKLYN CENTER, MN 55429

Violation number: 13-1014989
Violation Location: 4127 COLFAX AVE N
Violation Date: 25-NOV-13

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: LICENSING; MCO 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, 244.2010, 244.150

FINE: \$1000 (If not paid by 21-DEC-13 a 10% late payment fee will be added)

Officer or Inspector: BAILEY ERLANDSON (BXE), HOUSING INSPECTOR II, Phone: (612) 685-8578

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 4127 COLFAX AVE N	MAIL PAYMENTS TO	Date Due 21-DEC-13	Amount Due Now \$1000
Please write this number on your check: 13-1014989	Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Amount Due After: 21-DEC-13 \$ 1100	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines – *By paying the fine, you are admitting to the violation.*

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Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

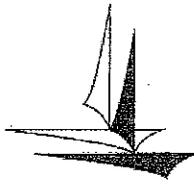
Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

Owner/Contact
JUANITA INVESTMENTS
3732 PARK AVE S #2
MINNEAPOLIS, MN 55407

February 7, 2014

Property Address: 4127 COLFAX AVE N

This is to notify you that the above property fails to meet the rental licensing standard listed below.

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Owner of a 2 or more unit rental property must provide for recycling services
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

A license proceeding has been commenced against you because the building has been found to be in violation of the housing maintenance code. You have 10 days to bring the building into compliance. Hazards may need to be corrected sooner. After this date the City Council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the City Council denies, revokes, or suspends the license, the affected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Questions or concerns regarding your City of Minneapolis Rental License can be directed to 311.

City of Minneapolis, Regulatory Services - Housing Inspections
250 South 4th Street – Room 300, Minneapolis, MN 55415-1316 - (612) 673-3000

FINDINGS OF FACT

Juanita Investments LLC., is the owner of the property at the listed address of 4127 Colfax Avenue N., Minneapolis, MN. As the owner of this property Juanita Investments LLC., applied for and was awarded a rental license for the property. Juanita Investments LLC., was listed on the rental license application as the owner of the property and Ishmael Israel was listed as the person responsible for the maintenance and management of the property. Both parties listed and address of 7030 Brooklyn Blvd., Suite 200B, Brooklyn Center, MN. In late November of 2013, an updated rental license application was completed listing William Davidson as the representative of the Limited Liability Company and also listing Mr. Davidson as the person responsible for the maintenance and management of the property. The address listed on the rental license application for both Juanita Investments LLC., and William Davidson, was 3732 Park Avenue S., #2, Minneapolis, MN.

On January 23, 2012, an inspection of the property at 4127 Colfax Avenue N., was completed by Housing Inspector Bailey Erlandson. On January 24, written orders were issued to Ishmael Israel, the person responsible for the maintenance and management of the property. The written orders were for interior violations under Request For Services (RFS) 12-0893563 and for exterior violations under RFS 12-0893567.

The interior orders required the owner/property manager to free the window sashes in the kitchen of the lower unit, to repair or replace the rotting sash from in the lower unit rear bedroom, to repair or replace the sash cords in the lower unit north bedroom and rear bedroom, repair and refinish the wall in the lower unit north bedroom, bathroom and front stairway, to repair or replace the lower unit s-trap in the kitchen sink, to repair or remove the open wiring at the old smoke detector in the lower unit, to provide a Carbon Monoxide detector in the lower unit and to provide a smoke detector in the basement of the lower unit. The owner/property manager was given until February 23, 2012, to make the necessary repairs.

A warning letter was issued by Inspector Erlandson on March 6, 2013, giving the owner/property manager until April 8, 2013, to make the necessary repairs. On July 22, 2013, a final warning notice was issued by Inspector Erlandson, giving the owner/property manager until August 22, 2013, to make the necessary repairs.

On November 25, 2013, an inspection was completed at the property by Inspector Erlandson which showed that the interior orders had not been complied with and an administrative citation was issued in the amount of \$500.00.

The exterior orders, issued on January 24, 2013, under RFS 12-0893567, required the owner/property manager to place the missing house numbers on the front of the property, to repair or replace the chimney, repair or replace the rotting foam liner at the north and west sides of the foundation and to seal the foundation where there were cracks or openings, to properly prepare and paint the wood trim and to repair or replace the

overhead door panel, the access door and the rotting overhang boards on the garage. The owner/property manager was given until June 1, 2013, to make the necessary repairs.

A warning letter was issued by Inspector Erlandson on March 6, 2013, giving the owner/property manager until April 8, 2013, to make the necessary repairs. On July 22, 2013, a final warning notice was issued by Inspector Erlandson, giving the owner/property manager until August 22, 2013, to make the necessary repairs.

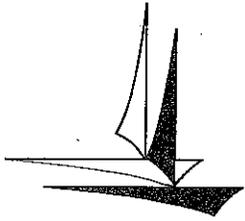
On October 22, 2013, an exterior inspection of the property was completed by Inspector Erlandson which showed that the exterior orders had not been complied with and an administrative citation was issued in the amount of \$250.00. On November 25, 2013, Inspector Erlandson conducted a re-inspection of the exterior of the property and found that the exterior orders had not been complied with and an administrative citation was issued in the amount of \$500.00.

Upon completion of her inspection on October 22, 2013, Inspector Erlandson 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 Erlandson issued a violation notice and an immediate \$500.00 administrative citation for the expired rental license. The owner/property manager was given until November 19, 2013, to bring the property into compliance. The property was also placarded with a notice of unlawful occupancy due to the expired rental license.

A review of the Division's records on November 25, 2013, showed that the rental license on the property remained expired and an administrative citation was issued in the amount of \$1,000.00

On February 7, 2014, a review of the Inspections Division's records revealed that neither the owner, Juanita Investments LLC, nor the property manager, William Davidson, had paid or appealed the administrative citations and on February 7, 2014, a Notice of Director's Determination of Non-Compliance was sent to Juanita Investments LLC, at the listed address of 3732 Park Avenue S. #2, Minneapolis, MN. The Notice, informed the owner 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 4127 Colfax Avenue N. The owner was given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11) (a). The owner failed to bring the property into compliance and on March 31, 2014, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Juanita Investments LLC, and William Davidson at the listed address of 3732 Park Avenue, #2, 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.

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE



Minneapolis
City of Lakes

March 31, 2014

**Regulatory Services
Department**

**Housing Inspections
Services Division**

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

Property Address: 4127 Colfax Avenue North

Juanita Investments LLC
William Davidson
3732 Park Avenue
#2
Minneapolis, MN 55407

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910 and 244.1940)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or **assessments for administrative citations**
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Property with Rental Dwelling Units of 2+ must provide Recycling Services.
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

Documentation is attached which refers to the above checked standard(s) in violation.

In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in

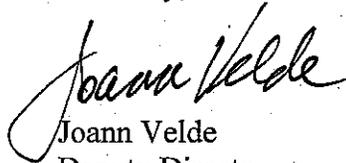
addition to and do not supersede or preempt such other remedies such as condemnation or legal action.

If you do not appeal this action within 15 days from the date of this notification, the City Council may take action to Revoke your license(s).

If the City Council revokes the Rental License(s), the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

Sincerely,



Joann Velde
Deputy Director
Housing Inspections
612-673-5850

Enclosure

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections

NOTICE TO TENANTS OF RENTAL LICENSE REVOCATION, DENIAL, NON-RENEWAL OR SUSPENSION

To Renters of 4127-Colfax Av. N.

The license your landlord needs for this building cannot be given at this time due to:

Unpaid Pending Assessments LS11

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 4-24-14

You will be notified when this action becomes final. If the City Council revokes the rental license for this building, you will be given time to move. The Rental License is still valid until this action becomes final.

FOR GENERAL INFORMATION, PLEASE CALL 311

Date Posted: 4-2-14

English- Attention: If you want help translating this information, call
Spanish- Atención: Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow: Haddii aad baahayso in laaga kaalmeeyo (ajj madda macluumaadka) oo laaga la'aan waqo, 612-673-3500
Hmong- Ceab toom, Yog koj xav tau kev pab txhais.gov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter: 612-673-3220 TTY: 612-673-2626

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mail piece, or on the front if space permits. 		<p>A. Signature <i>* Michelle Yarn</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to: <i>Juanita Invest, LLC William Davidson 3732 - Park Ave. #2 Mpls, MN 55407</i></p>		<p>B. Received by (Printed Name) _____ C. Date of Delivery _____</p>	
<p>2. Article Number (Transfer from service label) 7001 0320 0006 1178 3049</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
		<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>	
		<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102585-02-M-1540</p>			

U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To *William Davidson*
 Street, Apt. No., or PO Box No. *3732 - Park Av #2*
 City, State, ZIP+4 *Mpls, MN 55407*

PS Form 3800, January 2001 See Reverse for Instructions

7001 0320 0006 1178 3049

244.1910. - Licensing standards. (a) The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or provisional license, or for the imposition of reasonable conditions or restrictions upon such a license pursuant to section 259.165

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of inspections and his or her designated representative to perform a rental license review inspection as set forth in section 244.2000(c).
- (9) The licensee shall maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register and shall inform the director of the location at which the register is kept. The register shall be available for review by the director or his or her authorized representatives at all times.
- (10) The licensee shall submit to the director of inspections or an authorized representative of the director, at the time of application for a rental dwelling license and for just cause as requested by the director, the following information: the number and kind of units within the dwelling (dwelling units, rooming units, or shared bath units), specifying for each unit, the floor number, and the unit number and/or letter and/or designation.
- (11) a. There shall be no delinquent property taxes or assessments on the rental dwelling, nor shall any licensee be delinquent on any financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.
b. The licensee or applicant shall have satisfied all judgments duly entered or docketed against the licensee or applicant by any court of competent jurisdiction arising out of the operation of a rental property business. This subsection shall not be found to have been violated if the licensee or applicant demonstrates that the underlying case or action leading to the entry of judgment is being properly and timely removed to district court or otherwise appealed, or when the judgment is being paid in compliance with a payment plan accepted by either a court possessing jurisdiction over the judgment or the judgment creditor or during any period when the enforcement of the judgment has been duly stayed by such a court. This subsection shall become effective January 1, 2008.
- (12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (13) a. 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.
b. Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.
- (14) No new rental dwelling license shall be issued for the property during the pendency of adverse license action initiated pursuant to section 244.1940

- (15) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the director of inspections in accord with the provisions of section 244.1840
- (16) a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.
- b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it 3) holding for retrieval by the tenant upon one (1) business-day's notice.
- c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.
- d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.
- e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to section (b).
- f. Violation of this subsection, 244.1910(16), may result in an administrative citation, or may contribute to the denial or revocation of a rental license.
- g. This subdivision shall become effective December 1, 2004.
- (17) An owner shall not have any violations of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, at any rental dwelling which they own or have an ownership interest. A violation of Minnesota Rule Chapter 1300.0120 subpart 1 shall result in a director's determination of noncompliance notice being sent, pursuant to 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred.
- (18) The owner, where the owner pays the water bill for a rental dwelling, shall not allow the water to be shut off for non-payment. If water to a rental dwelling has been turned off, for lack of payment by the owner it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license or provisional license.
- (19) The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.
- (20) A licensee or owner/landlord shall not be in violation of section 244.265 of this Code, which requires owner/landlords to notify tenants and prospective tenants of pending mortgage foreclosure or cancellation of contract for deed involving the licensed property.
- (21) Any person(s), having an ownership or management interest in any property, upon a second violation of section 244.1810 by allowing to be occupied, letting or offering to let to another for occupancy, any dwelling unit without having first obtained a license or provisional license, shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of two (2) years.
- (22) The owner or licensee shall not be in violation of section 225.780, which requires every owner of a building containing two (2) or more dwelling units to provide for recycling services.
- (23) The licensee or applicant shall not have any unpaid fines or fees owing to the City of Minneapolis related to their rental property.

(90-Or-235, § 6, 9-14-90; 91-Or-220, § 1, 11-8-91; 94-Or-124, § 1, 9-16-94; 95-Or-097, § 2, 6-30-95; Ord. No. 97-Or-056, § 8, 6-27-97; 99-Or-163, § 5, 12-17-99; 2001-Or-074, § 1, 6-22-01; 2003-Or-070, § 2, 6-20-03; 2004-Or-122, § 1, 10-22-04; 2005-Or-008, § 1, 2-11-05; 2006-Or-115, § 2, 10-20-06; 2007-Or-063, § 1, 8-31-07; 2008-Or-016, § 4, 2-29-08; 2009-Or-044, § 2, 5-22-09; 2010-Or-041, § 1, 4-16-10; 2011-Or-044, § 1, 4-29-11; 2011-Or-108, § 4, 11-18-11; 2013-Or-040, § 1, 4-12-13)

244.1930. Director's determination of noncompliance; notice. (a) If the director of inspections determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 244.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.

(b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.

(c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.

(d) Whenever a notice of noncompliance is issued under this section, the director of inspections shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.

(e) The director of inspections shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99; 2011-Or-044, § 2, 4-29-11; 2011-Or-108, § 5, 11-18-11)

244.1940. Denial; non-renewal; revocation; suspension. (a) If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, or if the director determines that a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time, under the same owner/licensee, the director shall mail the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit, a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

- (1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).
- (2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.
- (3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.
- (4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.
- (5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.
- (6) The notice shall describe how an appeal may be filed under section 244.1960.
- (7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office.

(b) Lapsed licenses. If a license lapses, or is surrendered, withdrawn, terminated, or otherwise becomes ineffective, the director may proceed, pursuant to subdivision (a), with an action to deny, non-renew, revoke or suspend if the action was commenced prior any lapse, surrender, withdraw, termination or other loss of license.

(c) Any action taken under this section shall be instituted against the rental dwelling license held by the owner(s), licensee and the person designated by the owner as the person responsible for the maintenance and management of the licensed property. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04; 2011-Or-044, § 3, 4-29-11; 2011-Or-108, § 6, 11-18-11)