

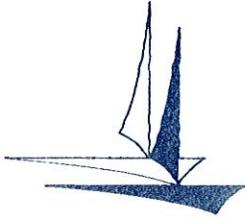
Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

**OWNER, ENG TAT – MN REALTY & MANAGEMENT LLC
3526 Lyndale 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 16, 2014

Property Address: 3526 Lyndale Avenue North

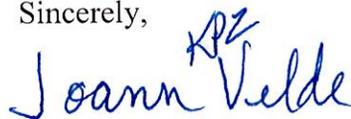
MN Realty & Management LLC
Eng Tat Ng
14136 White Rock Road
Burnsville, MN 55337

A hearing for your Minneapolis Rental License Appeal is scheduled for Tuesday, July 22nd, 2014 at 9:00 a.m. in Room 310 of Minneapolis City Hall located at 350 South 5th Street. Attorney, James Gurovitch will be the Administrative Hearing Officer.

At this hearing, you will be given an opportunity to state your reason(s) for appealing and challenging the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath. You must bring the original and 4 copies of any documents you plan to submit as evidence.

If you do not appear, the hearing officer will act upon your appeal with only the facts as presented in your original application.

Sincerely,



Joann Velde
Deputy Director
Housing Inspections
612-673-5850

APPLICANT AND CONTACT



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

ALIC 545825 Prop Dev. 04-NOV-10 Jur: MPLS

Applicant

Applicant: MINNESOTA REALTY & MANAGEMENT, LLC
Representative: ENG TAT NG
Position/Title:
Address Line 1:
Address Line 2: 14136 WHITE ROCK ROAD
City / State: BURNSVILLE MN Zip: 55337
E-mail: ENGNG@LIVE.COM

Home Ph: 507-398-5493
Work Ph:
Extension:
Fax:
Type:
SSN:
MR ID/PIN: 67039698

Identifiers

Contact

Contact: ENG TAT NG
Representative:
Position/Title:
Address Line 1:
Address Line 2: 14136 WHITE ROCK ROAD
City / State: BURNSVILLE MN Zip: 55337
E-mail: ENGNG@LIVE.COM

Home Ph: 507-398-5493
Work Ph:
Extension:
Fax:
Type:
Birthdate: 22-JAN-1967
MR ID/PIN: 67039646

Photo

Copy Applicant From: Applicant

Owner

Professional

Rental License Application
1 - 4 Unit Rental Buildings
 PLEASE COMPLETE ENTIRE APPLICATION
 (Every Rental License Expires August 31)

For Office Use Only
 RLIC #: 540325
 OPERATOR: [Signature]
 FEE: \$100.00
 DATE: 1/10/10
 TYPE: CONV

Section 1

Rental Property Address 3526 Lyndale Ave North, Minneapolis, MN 55412
 Number of Rental Units: 1 Residential Units Rooming Rental Units Shared Bath Units
 How is each unit addressed? Unit# Unit# Unit# Unit#
 (If the property is owner occupied circle that unit)

Residential Rental Unit: A single residential unit which contains a sleeping area, a kitchen and bathroom facility.
Rooming Rental Unit: Any single rental unit, legally approved by the City of Minneapolis, intended to be used for living and sleeping but does not contain a kitchen.
Shared Bath Rental Unit: Any rental unit legally approved by the City of Minneapolis, which contains a kitchen but no bathroom.

Section 2 Owner Information

Owner Name or Chief Operating Officer Eng Tat Ng
First MI (Required) Last
 Business Name Minnesota Realty and Management LLC
 (If Applicable Submission of Articles of Organization Required)
 Owner's Address 613 Jessamine Ave East
(Address cannot be a P.O. Box)
 City St Paul County Ramsey State & Zip Code MN 55130
 Phone 507-398-5493 Date of Birth 01-22-1967
(Required)
 E-mail engng@live.com

Section 3 Person Responsible for Maintenance & Management of this Rental Property

This person must reside within the 16-county metropolitan area of: ANOKA, CARVER, CHISAGO, DAKOTA, GOODHUE, HENNEPIN, ISANTI, LESUEUR, MCLEOD, RAMSEY, RICE, SCOTT, SHERBURNE, SIBLEY, WASHINGTON or WRIGHT. SECTION 244.1840 MINNEAPOLIS CODE OF ORDINANCES.

Name of Property Manager Eng Tat Ng
First MI (Required) Last
 Address 613 Jessamine Ave East
(Address cannot be a P.O. Box)
 City St Paul County Ramsey State & Zip Code Mn 55130
 Phone 507-398-5493 Date of Birth 01-22-1967
(Required)
 E-mail engng@live.com

Section 4

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. I UNDERSTAND MY SIGNATURE AS PROPERTY MANAGER WILL HOLD ME RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF THE LISTED RENTAL PROPERTY, INCLUDING LEGAL ACTION IF NECESSARY. ALL MAILINGS FROM THE INSPECTIONS DIVISION INCLUDING THE ANNUAL RENTAL LICENSE BILLING STATEMENT WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON UNLESS INSPECTIONS DIVISION IS NOTIFIED OF ANY CHANGES.

[Signature]
 Signature of Owner (Required) Date

Signature of Property Manager MUST BE NOTARIZED (if other than owner) Date Space Reserved for Notary Stamp

Subscribed and sworn to before me on this day of , 20 .

 Notary Public, County



LLC-02



38351700002

MINNESOTA SECRETARY OF STATE
ARTICLES OF ORGANIZATION FOR
A LIMITED LIABILITY COMPANY
MINNESOTA STATUTES CHAPTER 322B
Filing Fee: \$160.00

READ THE INSTRUCTIONS BEFORE COMPLETING THIS FORM

1. Name of Company: Minnesota Realty and Management LLC
(The Company name must include the words Limited Liability Company or the abbreviation LLC)

2. Registered Office Address: (P.O. Box is Unacceptable)
1032 Magnolia Avenue East St Paul MN 55106
Complete Street Address or Rural Route and Rural Route Box Number City State Zip Code

3. Name of Registered Agent (optional):

4. Business Mailing Address: (if different from registered office address)
Address City State Zip Code

5. Desired Duration of LLC: (in years) perpetual. (If you do not complete this item, a perpetual duration is assumed by law.)

6. Does this LLC own, lease or have any interest in agricultural land or land capable of being farmed?
(Check One) Yes [] No [X]

STATE OF MINNESOTA
DEPARTMENT OF STATE
FILED

MAY 11 2010

7. Name and Address of Organizer(s):
Name (print) Complete Address Signature
Street City State Zip

Monica Ritchie
Secretary of State

Table with 3 columns: Name (print), Complete Address (Street, City, State, Zip), and Signature. Rows include Wing Hing Lo and Mee Lee Lo, and Eng Tat Ng and Siti Shariff.

8. List a name, daytime phone number, and e-mail address of a person who can be contacted about this form.
Eng Tat Ng 507-398-5493
Contact Name Phone Number
engng@live.com

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[Home](#)



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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 (For Taxes Payable 2015)

[Tax information](#)

Property ID: 10-029-24-22-0084

Address: 3526 LYNDAL AVE N

Unit No.:

Municipality: MINNEAPOLIS

Owner: MN REALTY AND MANAGEMENT LLC

Taxpayer Name / Address: MN REALTY AND MANAGEMENT LLC
14136 WHITE ROCK ROAD
BURNSVILLE, MN 55337

[Property ID](#)

[Address](#)

[Addition name](#)

[Interactive map](#)

Property ID:
1002924220084

Search Clear

Subrecord No. 1

Improvement Amount: \$0

Property Type: RESIDENTIAL

Homestead Status: NON-HOMESTEAD

Exempt or Deferred:

Values	Estimated
Land:	\$6,400
Building:	\$61,100
Machinery:	\$0
Totals:	\$67,500
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn more	
Total Taxable Market Value:	\$67,500

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 1002924220084

[Map](#)

3526 Lyndale Ave N Minneapolis, MN 55412

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type

Contact

RLIC - RENTAL LICENSING

Eng Tat Ng

14136 White Rock Road, Burnsville, MN 55337
507-398-5493

Paid On	Amount
Aug 05, 2013	\$69
Aug 08, 2012	\$69
Sep 29, 2011	\$67
Nov 04, 2010	\$65

RLIC - RENTAL LICENSING

Thomas Parker

201 East Lake Street, Wayzata, MN 55391
612-751-6063

Paid On	Amount
Sep 15, 2004	\$36
Feb 06, 2004	\$33
Nov 25, 2002	\$33
Nov 27, 2001	\$33

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

For assistance, contact [Minneapolis 311](#) at 3-1-1 or (612) 673-3000

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Property Address:

Property ID: 1002924220084

[Map](#)

3526 Lyndale 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	0	0	0	0	0	0
2013	0	0	0	0	0	0
Prior	21	14	0	7	0	0
All	21	14	0	7	0	0

[Hide Details.](#)

2010

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
09-0722106	1081	2010	011	Cut Grass/weeds - Cut Entire Yard, Alley And Blvd (entered 9-23-09)	Paid	\$168.00

2009

SPECIAL ASSESSMENTS

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 1002924220084

[Map](#)

3526 Lyndale Ave N Minneapolis, MN 55412

Current Inspector: Sheila

Last Inspection: 05/20/2014 by Sheila

HOUSING VIOLATIONS

Year	Total	Open	Closed	Tags
<u>2014</u>	23	16	7	0
<u>2013</u>	0	0	0	0
<u>Prior</u>	65	0	65	0
All	88	16	72	0

[Hide Details.](#)

2014

INCIDENT: 14-1038376 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 14-1036994 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Ceiling Height	OPEN	05/06/2014	06/14/2014	INSP	
*illegal Bedroom	OPEN	05/06/2014	06/14/2014	INSP	

INCIDENT: 14-1035136 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Existing Gaurdrails	OPEN	05/06/2014	06/08/2014	INSP	
Rep/rep Ext Detached Steps	OPEN	05/06/2014	06/08/2014	INSP	
Rep/rep Retain-wall	OPEN	05/06/2014	06/08/2014	INSP	

INCIDENT: 14-1035131 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Water Damaged Surfaces	OPEN	05/06/2014	06/08/2014	INSP	
Repair Ceilings *	OPEN	05/06/2014	06/08/2014	INSP	
Repair Walls *	OPEN	05/06/2014	06/08/2014	INSP	
Repair Floors *	OPEN	05/06/2014	06/08/2014	INSP	
Cabs/counter *	OPEN	05/06/2014	06/08/2014	INSP	
Clean Your Unit	OPEN	05/06/2014	06/08/2014	INSP	
Weatherstrip Doors/windows	OPEN	05/06/2014	06/08/2014	INSP	
Rep/rpl Int. Door/locks/hinges	OPEN	05/06/2014	06/08/2014	INSP	
Bathroom Floor	OPEN	05/06/2014	06/08/2014	INSP	
Plumbing Repairs *	OPEN	05/06/2014	06/08/2014	INSP	

INCIDENT: 14-1034531 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Water Damaged Surfaces	DONE	05/06/2014	05/22/2014	INSP	
Extension Cords	DONE	05/06/2014	05/22/2014	INSP	
Faceplates	DONE	05/06/2014	05/22/2014	INSP	
Repair Smoke Det.*	DONE	05/06/2014	05/22/2014	INSP	
Smoke Detectors	DONE	05/06/2014	05/22/2014	INSP	
Clean Basement	DONE	05/06/2014	05/22/2014	INSP	
Repair Co Detectors	DONE	05/06/2014	05/22/2014	INSP	

2012**INCIDENT: 12-0937286 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/sidewalk	DONE	08/10/2012	08/24/2012	INSP	

2011**INCIDENT: 11-0847396 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Paint Garage/shed	DONE	07/05/2011	08/05/2011	INSP	

INCIDENT: 11-0846893 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	07/01/2011	07/15/2011	INSP	

INCIDENT: 11-0814819 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	DONE	01/25/2011	02/24/2011	INSP	
Repair Walls *	DONE	01/25/2011	02/24/2011	INSP	
Repair Support Syst	DONE	01/25/2011	02/24/2011	INSP	
Provide Screens	DONE	01/25/2011	02/24/2011	INSP	
Provide/replace Guardrails	DONE	01/25/2011	02/24/2011	INSP	

INCIDENT: 11-0814818 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Provide Co Alarms	DONE	01/25/2011	02/04/2011	INSP	
Smoke Detectors	DONE	01/25/2011	02/04/2011	INSP	

INCIDENT: 11-0814817 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Ceiling Height	DONE	01/25/2011	02/04/2011	INSP	

2010**INCIDENT: 10-0809570 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	DONE	01/25/2011	05/01/2011	INSP	
Weather Conditions	DONE	01/25/2011	05/01/2011	INSP	

INCIDENT: 10-0788805 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	08/12/2010	08/19/2010	INSP	

INCIDENT: 10-0760260 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/05/2010	05/12/2010	INSP	

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Property Address:

Property ID: 1002924220084

[Map](#)

3526 Lyndale Ave N Minneapolis, MN 55412

Police Precinct: 4

Last Incident Date: 04/23/2014

POLICE INCIDENTS

Year	Incidents	No. Reports Filed
2014	1	0
2013	18	1
Prior	113	11
All	132	12

[Hide Details.](#)

2014

LYNDALE AV N/3526

Incident	Nature	Disposition	Date	Time
14-132028	Burglary Dwlng In Progress (P)	AOK- All OK	04/23/2014	10:41 AM

2013

LYNDALE AV N/3526

Incident	Nature	Disposition	Date	Time
13-359446	Domestic with Weapons (P)	NOS-No Service	10/29/2013	03:32 AM
13-347594	Domestic Abuse-In Progress (P)	BKG-Booking	10/19/2013	02:30 AM
13061171	Stabbing	Transferred to North	10/19/2013	02:15 AM
13-347568	Unknown Trouble (P)	RFD-Refused	10/19/2013	02:12 AM
13-320029	Disturbance (P)	INF-Information	09/28/2013	01:01 AM
13-263859	Domestic Abuse-In Progress (P)	NOS-No Service	08/13/2013	05:00 AM
13-263776	Domestic Abuse-In Progress (P)	ADV-Advised	08/13/2013	01:52 AM
13-260831	Domestic (P)	AOK- All OK	08/10/2013	05:05 PM

13-238257	Music-Loud (P)	AQT-All Quiet	07/24/2013	02:26 AM
13-224086	Suspicious Person (P)	GOA-Gone on Arrival	07/13/2013	00:02 AM
13-0020075	Assault in Progress		07/04/2013	07:22 PM
13037630	Assault	Transferred to North	07/04/2013	07:21 PM
13-213668	Assault in Progress (P)	RPT-Report	07/04/2013	07:21 PM
13-213393	Attempted Suicide (PE)	AST-Assist	07/04/2013	02:25 PM
13037560	Attempted Suicide	Transferred to North	07/04/2013	02:25 PM
13-128845	Unknown Trouble (P)	AOK- All OK	04/28/2013	02:08 AM
13-087349	ShotSpotter Activation (P)	AQT-All Quiet	03/24/2013	09:04 PM
13-071446	Domestic Abuse-In Progress (P)	SNT-Sent	03/11/2013	11:52 AM

2012

LYNDALE AV N/3526

Incident	Nature	Disposition	Date	Time
12-375958	Suspicious Person (P)	SNT-Sent	12/06/2012	06:41 PM
12-373128	Audible Residential Alarm (P)	AOK- All OK	12/03/2012	05:29 PM
12-281130	Domestic Abuse-In Progress (P)	GOA-Gone on Arrival	09/05/2012	03:18 AM
12-260714	Narcotics (Drug) Activity (P)	GOA-Gone on Arrival	08/18/2012	03:02 PM
12-241478	Narcotics (Drug) Activity (P)	GOA-Gone on Arrival	08/02/2012	10:03 PM
12-235377	Disturbance (P)	ADV-Advised	07/28/2012	07:38 PM
12-235239	Narcotics (Drug) Activity (P)	UNF-Unfounded	07/28/2012	05:31 PM
12-231600	Narcotics (Drug) Activity (P)	GOA-Gone on Arrival	07/25/2012	07:12 PM
12-127816	Suspicious Vehicle (P)	TAG-Tagged	04/28/2012	11:48 PM
12-101190	Domestic Abuse-In Progress (P)	ADV-Advised	04/05/2012	01:11 AM

2011

LYNDALE AV N/3526

Incident	Nature	Disposition	Date	Time
11048585	Emotional Disturb PersonEMS (E)	Cancelled	09/19/2011	08:31 AM
11-283071	Emotionally Disturb Person (P)	TRN-Transport	09/19/2011	08:30 AM
11-228678	Disturbance (P)	ADV-Advised	08/03/2011	10:08 PM
11-227431	Disturbance (P)	GOA-Gone on Arrival	08/02/2011	10:18 PM

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

ENG TAT NG

613 JESSAMINE AVENUE EAST
ST PAUL, MN 55130

25-JAN-11

Request Number: 11-0814817

Re: 3526 LYNDAL AVE N

An inspection on **10-JAN-11** 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:

Cease the use or renting of rooms with ceiling heights of less than seven (7) feet. Minneapolis Code of Ordinances 244.800 Violation Text 241.

Inspector's Comments: 2ND FLOOR ROOMS CANNOT BE USED AS BEDROOMS DUE TO THE CEILING HEIGHT WHICH MEASURES 6'6"

Due Date: 04-FEB-2011

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 the time stated below, you may leave a message at any time by calling the same number.

Beginning in January 2008, Housing Inspections will observe the following office hours: 8:00-3:30 Monday, Tuesday, Wednesday & Friday and 9:00-3:30 on Thursday.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ◆ Minneapolis Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 So. 5th St.

The code is also available through the Internet using the Minneapolis Home Page, www.ci.minneapolis.mn.us.

Below are the steps to guide you through the web page:

- ◆ Go to Frequently Requested Information
- ◆ Select City Charter/Code of Ordinances
- ◆ Click on the Continue Button
- ◆ Enter your subject or ordinance code and click on Send Query

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 MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS
JOY PARIZEK (JMP), HOUSING INSPECTOR II, Phone: (612) 685-8433**

English- Attention. If you want help translating this information, call:

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

HSG

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 3526 LYNDAL AVE N is hereby ordered to vacated because of Section(s) 244.800 of the Minneapolis Code of Ordinances. Description of violation: 2ND FLOOR ROOMS CANNOT BE USED AS BEDROOMS. ROOMS LACK MINIMUM REQUIRED CEILING HEIGHT

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: 04-FEB-11

Date Placard Posted: 10-JAN-11

Phone #: (612) 685-8433

English- Attention. If you want help translating this information, call

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

3

MAC
RFS# 11-0814817

L545825

CITY OF MINNEAPOLIS
DEPARTMENT OF REGULATORY SERVICES
INSPECTIONS DIVISION
HOUSING INSPECTION SERVICES
NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

January 24, 2011

Property Address: 3526 Lyndale Ave N

Owner:
Eng Tat Ng
613 Jessamine Ave E
St Paul MN 55130

Contact/Manager
Eng Tat Ng
613 Jessamine Ave E
St Paul MN 55130

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, 244.1920, and/or 244.1930, 244.1840)

- (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 are 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 within last 5 years
- (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 off for non-payment 244.1910(18)
- (19) Other Cause - chapter 4, section of the Charter
- (21) 2nd violation of letting/offering to let unlicensed rental

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 until Friday, February 04, 2011 to bring the building into compliance. 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.

Sincerely,

Joy Parizek
Housing Inspector II
612-685-8433



**City of Minneapolis
 Department of Regulatory Services
 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 laqaa kaalmeeyo tarjamadda macluumaadkanii oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhals 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

ENG TAT NG

14136 WHITE ROCK ROAD
 BURNSVILLE, MN 55337

16-MAY-14
 Request Number: 14-1036994

Re: 3526 LYNDAL AVE N

An inspection on **06-MAY-14** 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:

The following room fails to meet the minimum requirements to be used as a bedroom. The room does not meet the requirements listed below. In order to legalize bedroom, building permits are required Minneapolis Code of Ordinances 244.410, 244.800, 244.850, 244.940, 244.945, & Chapter 546

Inspector's Comments: ILLEGAL BEDROOMS 2ND FLOOR. CEILING HEIGHT OF 6' 6" DOES NOT MEET THE REQUIREMENTS FOR BEDROOMS

Due Date: 14-JUN-2014

Cease the use or renting of rooms with ceiling heights of less than seven (7) feet. Minneapolis Code of Ordinances 244.800 Violation Text 241.

Inspector's Comments: 2ND FLOOR ROOMS HAVE A CEILING HEIGHT OF 6'6".

Due Date: 14-JUN-2014

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.

SHEILA RAWSKI (SMR), HOUSING INSPECTOR II, Phone: (612) 685-8454

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

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 3526 LYNDAL AVE N is hereby ordered to vacated because of Section(s) 244.410, 244.800, 244.850, 244.940, 244.945, AND CHAPTER 546 of the Minneapolis Code of Ordinances. Description of violation: ILLEGAL BEDROOMS: CEILING HEIGHT IS 6'6" FOR 2ND FLOOR ROOMS - CEASE USING AS BEDROOMS PER MCO 244.410, 244.800, 244.850, 244.940, 244.945, AND CHAPTER 546

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: 14-JUN-14

Date Placard Posted: NOT POSTED

Phone #: (612) 685-8454

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 txhals 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



3526 Lyndale Avenue North - Illegal Bedrooms 2nd Floor - Ceiling Height



Taken by SMR
06 MAY 2014





3526 Lyndale Avenue North – Illegal Bedrooms

Owner: Eng Tat Ng

10-JAN-2011

Inspector Joy Parizek conducted an inspection that found the 2nd floor rooms with a ceiling height of 6'6" being used as bedrooms. The property was also placarded with Unlawful Occupancy by Inspector Parizek.

25-JAN-2011

Inspector Parizek issued orders to cease using rooms as bedrooms to Eng Tat Ng. An ILOC flag was also put on the property and a Notice of Director's Determination of Noncompliance for LS #3 for property 3526 was sent to owner & contact Eng Nat Ng 613 Jessamine Avenue East-St Paul 55130 as well as to the current tenant of said property

16-FEB-2011

At re-inspection, Inspector Parizek found that the beds had been removed and tenant was now using them as storage.

06-MAY-2014

Inspector Sheila Rawski received a tenant complaint and responded. In the course of her inspection found that the upstairs rooms with ceiling height of 6'6" were again being used as bedrooms. Rawski spoke with the tenant about the illegal rooms at the time of the inspection. Photos were taken of both rooms.

16-MAY-2014

Orders to cease using 2nd floor rooms as bedroom were issued to Owner/Contact Eng Tat NG with a copy to the tenant

19-MAY-2014

Rawski requested that Revocation Action be taken on the property 3526 Lyndale Avenue North and owner/contact Eng Tat Ng as this was his 2nd violation of LS#3.

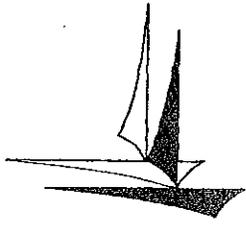
22-MAY-2014

Building was posted by Rawski of pending revocation action

27-MAY-2014

Mr. Ng requested and was emailed an appeal form for the revocation and he also send a compliance statement that the tenant had signed. A re-inspection by Rawski also was done and the beds have been removed from the two rooms.

*** Note - this property only has 1 legal bedroom. The current tenant has children and a baby that is due any day.



NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

May 20, 2014

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

Property Address: 3526 – Lyndale Avenue North

MN Realty & Management LLC
Eng Tat Ng
14136 White Rock Road
Burnsville, MN 55337

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.

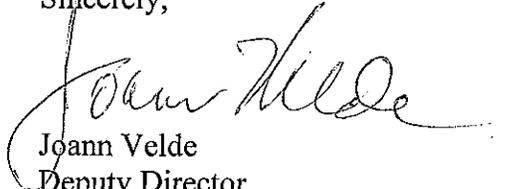
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other 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

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

7001 0320 0006 1178 3087

Postmark Here

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

Sent To
 Eng Tat Ng
 Street, Apt. No. or PO Box No. 14136-White Rock Rd
 City, State, ZIP+4 Burnsville, MN 55337

SENDER: COMPLETE THIS SECTION

- 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 mailpiece, or on the front if space permits.

1. Article Addressed to:
 MN Realty + Mgmt LLC
 Eng Tat Ng
 14136-White Rock Rd.
 Burnsville, MN 55337

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *Eng Tat Ng*

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7001 0320 0006 1178 3087

Rental Dwelling License Revocation Appeals Application

Any person wishing to file an appeal must prepare this form and submit this form along with a certified check or money order in the amount of \$300.00, payable to the Minneapolis Finance Department as an appeal filing fee. Submit the appeal form and filing fee to:

Regulatory Services
Minneapolis Housing Inspections
250 South 4th Street, Room 300
Minneapolis, MN 55415

Office hours are 8:00-4:30, Monday through Friday.

Any appeal must be filed within 15 days of receipt of the notice of license or provisional license denial, non-renewal, revocation or suspension or the appeal will be denied.

You will be notified of the time and place of the appeals hearing. At the hearing you may be represented by an attorney if you so desire or you may represent yourself. You will have an opportunity to respond and to challenge the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath.

Date: June 2, 2014

I, Eng Tat Ng (for Minnesota Realty and Management LLC) hereby appeal the determination of my license regarding the property at 3526 Lyndale Ave North, Minneapolis

Reason: I have given the tenant a final signed compliance letter, and also the tenant is looking for another place to move.

Owner/Appellant's Name, Address, City, State, Zip:

Eng Tat Ng (Home) 3446 Queen Avenue North, Minneapolis, MN 55412
(Office) 14136 White Rock Road, Burnsville, MN 55337

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.

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)