

Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER, ALFONSO MORALES – 226 MAPLE LLC
3519 15th Avenue South

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August 20, 2014

Nuria P. Rivera-Vandermyde
Director

Property Address: 3519 15th Avenue South

Department of Regulatory Services

250 South 4th Street – Room 400
Minneapolis, MN 55415-1316

226 Maple LLC
Alfonso Morales
8936 Springwood Circle
Woodbury, MN 55125

Office (612) 673-3000
Fax (612) 673-3262
TTY (612) 673-3300

Dear Mr. Morales:

The hearing for your Minneapolis Rental License Appeal has been re-scheduled for Thursday, September 11th, 2014 at 9:00 a.m. in Room 310 of Minneapolis City Hall located at 350 South 5th Street. Attorney, Fabian Hoffner 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





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

RLIC: 551185 | Prop Dev. | 04-JAN-13 | Jur: MPLS

Applicant

Applicant: 226 MAPLE LLC
 Representative: ALFONSO MORALES
 Position/Title:
 Address Line 1:
 Address Line 2: 8936 SPRINGWOOD CIRCLE
 City / State: WOODBURY MN Zip: 55125
 E-mail:

Home Ph: 612-759-8743
 Work Ph:
 Extension:
 Fax:
 Type:
 SSN: 12-MAR-1970
 IVR ID/PIN: 92215885

Identifiers

Contact

Contact: ALFONSO MORALES
 Representative:
 Position/Title:
 Address Line 1:
 Address Line 2: 8936 SPRINGWOOD CIR
 City / State: WOODBURY MN Zip: 55125
 E-mail: EXCLUSIVEPROPERTYMANAGEMENT@GMAIL.COM

Home Ph: 612-759-5743
 Work Ph:
 Extension:
 Fax:
 Type:
 Birthdate: 12-MAR-1970
 IVR ID/PIN: 92215880

Photo

Copy Applicant From: Applicant

Owner

Professional

For Office Use Only: RLIC # 551185 OPERATOR: MD FEE: 0 DATE: 3/5/18 TYPE: update

Rental License Application
1 - 4 Unit Rental Buildings
Please see instructions on back of form

Section 1: Rental Property Information
Rental Property Address 3519 15th Avenue S. Mpls, MN 55407
Number of Rental Units Residential Units Rooming Rental Units Shared Bath Units (description on back)
List how is each unit addressed Unit# Unit# Unit# Unit# (If a unit is occupied by Licensee please indicate that unit)

Section 2: Owner Information
Name of Owner _____
Business Name (if applicable) First 226 Maple MI Last LLC
(Submission of Articles of Organization listing the Owner is required at time of application)
Address of Owner 1700 Livingston Avenue #102
(Address cannot be a P.O. Box or commercial mailing service)
City W. St. Paul County Ramsey State & Zip Code MN 55118 Phone 651.400.1041
Date of Birth 03/12/70 E-mail info@judyllopez.net

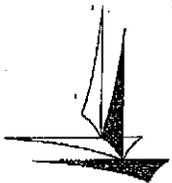
I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE
I ACKNOWLEDGE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON IF LISTED BELOW

THE OWNER SHALL NOTIFY THE DEPARTMENT OF INSPECTIONS IN WRITING WITHIN 14 DAYS OF ANY CHANGES IN THE NAMES, ADDRESSES AND OTHER INFORMATION CONCERNING THE LAST LICENSE APPLICATION FILED WITH THE DEPARTMENT
Signature of Owner [Signature] CEM. Date 3/9/18

Section 3: Appointed Agent/Contact Person
This person must reside within the 16-county metropolitan area (LIST OF COUNTIES ON BACK)
Name of Appointed Agent/Contact Person Alfonso - Morales
Address of Agent/Contact Person 1700 Livingston Avenue #102
(Address cannot be a P.O. Box or commercial mailing service)
City W. St. Paul County Ramsey State & Zip Code MN 55118 Phone 651.400.1041
Date of Birth 3/12/70 E-mail info@judyllopez.net

I AFFIRM BY MY SIGNATURE BELOW THAT I AM IN COMPLIANCE WITH ALL RENTAL LICENSING STANDARDS OUTLINED IN MINNEAPOLIS CODE OF ORDINANCES, TITLE 12, CHAPTER 244. AND UNDERSTAND THAT FAILURE TO COMPLY WITH ANY OF THESE STANDARDS AND/OR CONDITIONS SHALL BE ADEQUATE GROUNDS FOR THE DENIAL, REFUSAL TO RENEW, REVOCATION, OR SUSPENSION OF MY RENTAL DWELLING LICENSE
I ACKNOWLEDGE THAT THE DEPARTMENT OF INSPECTIONS WILL HOLD ME RESPONSIBLE FOR THE MAINTENANCE, MANAGEMENT, AND ANY LEGAL ACTIONS THAT MAY ENSUE FOR THE ABOVE LISTED RENTAL PROPERTY.
I AGREE THAT ALL CORRESPONDENCE SENT FROM THE DEPARTMENT OF INSPECTIONS WILL BE MAILED TO ME AS THE APPOINTED AGENT/CONTACT PERSON AS LISTED IN THIS SECTION

Signature of Appointed Agent/Contact Person (MUST BE NOTARIZED) _____ Date _____
Subscribed and sworn to before me on this _____ day of _____, 20____
Notary Public, _____ County _____ Space Reserved for Notary Stamp



Minneapolis
City of Lakes

Regulatory Services

250 South 4th Street – Room 400
Minneapolis MN 55415

Office 612-673-5898
Fax 612-673-3262
TTY 612-673-2157

November 15, 2013

Mr. Alfonso Morales
8936 Springwood Circle
Woodbury, MN 55125

RE: Rental License Documents

Dear Mr. Morales:

During a routine review of rental licensing documentation, I discovered incomplete documentation for properties for which you may have an interest.

Below is a listing of the documentation in question and how to remedy the situation:

• 2906 Morgan Avenue North: *546121*
Purchased by 226 Maple LLC from Habib Moghul in April 2013. Submit a new rental license application in the corporate name, along with appropriate articles of *new* organization and fees.

• 3023 Sheridan Avenue North: *546720*
Purchased by 226 Maple LLC from Habib Moghul in April 2013. Submit a new rental license application in the corporate name, along with appropriate articles of *new* organization and fees.

✓
• 3519 15th Avenue South:
License is held in the name of ~~226 Maple LLC~~. The articles submitted were for EMC Investments, Llc. Submit the correct corporation's articles. ✓ *551185*

• 3443 Queen Avenue North: *551186*
License is held in the name of 482 Lawson Llc. The articles submitted were for EMC Investments, Llc. Submit the correct corporation's articles. ✓

• 3501 Knox Avenue North: *551188*
License is held in the name of 482 Lawson, Llc. The articles submitted were for EMC Investments, Llc. Submit the correct corporation's articles. ✓

• 4126 Bryant Avenue North: *551187*
License is held in the name of 482 Lawson, Llc. The articles submitted were for EMC Investments, Llc. Submit the correct corporation's articles. ✓

• 3846 Colfax Avenue North:
License is held in the name of EMC Investments, Llc. Hennepin County identifies the owner as Equitron Holdings Llc. Submit a new application in the name of Equitron Holdings Llc, along with appropriate articles of organization and fees. *new*

548794

- 3531 4th Street North: 548792

License is held in the name of EMC Investments, Llc. Hennepin County identifies the owner as Equitron Holdings Llc. Submit a new application in the name of Equitron Holdings Llc, along with *new* appropriate articles of organization and fees.

- 3740 4th Avenue South:

There is not a rental license on file for this property. Hennepin County identifies the owner as Equitron Holdings Llc. If the property is occupied as rental, a rental license application, along with the *new* appropriate articles of organization and fees must be submitted.

- 3133 Chicago Avenue South:

There is not a rental license on file for this property. Hennepin County identifies the owner as Equitron Holdings Llc. If the property is occupied as rental, a rental license application, along with the *new* appropriate articles of organization and fees must be submitted.

- 3335 5th Avenue South:

License is held in the name of Nelson Capital Llc. The articles submitted were for EMC Investments, Llc. Submit the correct corporation's articles. 548688 ✓

If you have any questions regarding this notification, you may contact me directly at 612 673-5898.

Sincerely,

Cynthia M. Gagnier
Cynthia M. Gagnier
Manager – Rental Licensing
Regulatory Services

221185
 3205884002

LLC-OP



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: NELSON CAPITAL, LLC
 (The Company name must include the words Limited Liability Company or the abbreviation LLC)

2. Registered Office Address: (P.O. Box is Unacceptable)
8936 SPRINGWOOD CIRCLE, WOODBURY MN 55125-4913
 Complete Street Address or Rural Route and Rural Route Box Number City Zip Code

3. Name of Registered Agent (optional): _____

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

5. Desired Duration of LLC: (in years) _____ (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

7. Name and Address of Organizer(s):

Name (print)	Complete Address			Signature
	Street City	State	Zip	
ALFONSO MORALES	8936 SPRINGWOOD CIRCLE WOODBURY, MN	55125		<i>[Signature]</i>
				STATE OF MINNESOTA DEPARTMENT OF STATE FILED
				FEB - 9 2009 <i>[Signature]</i> Monica Ritchie Secretary of State

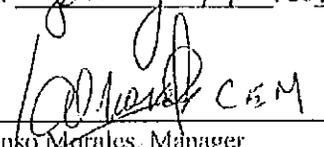
8. List a name, daytime phone number, and e-mail address of a person who can be contacted about this form.
AL MORALES (612) 730-5196
 Contact Name Phone Number
almoralesmj@yahoo.com
 E-Mail Address

Membership Interest

CERTIFICATE

This certifies that Nelson Capital, LLC is the lawful owner of 100% percent Membership interest of 226 Maple LLC, a Minnesota Limited Liability Company. This Interest is Subject to any restrictions on Transfer as found in the Member Control and Operating Agreement of 226 Maple, LLC.

DATED: January 17, 2012



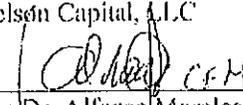
Dr. Alfonso Morales, Manager

Transfer & Assignment

I transfer and assign unto EMC Investments, LLC 100% of my membership interest of 226 Maple LLC, as represented by this certificate on this 17 day of Jan.

This certificate is hereby canceled in exchange for new certificates No. 2.

Nelson Capital, LLC



By: Dr. Alfonso Morales
Its: Chief Manager

Certificate #: 1

Lane, Doris C.

From: mahad farah <exclusivespropertymanagement@gmail.com>
Sent: Wednesday, August 07, 2013 7:13 PM
To: Lane, Doris C.
Subject: Re: RENEWAL PROPERTIES

sorry for the delay but here are the propeties for Renewal

thanks

- ✓ 3801 Columbus Ave S Minneapolis, MN
- ✓ 3846 Colfax Ave N Mpls, MN
- ✓ 3510 6th St. N Mpls, MN
- ✓ 3531 4th St. N Mpls, MN
- ✓ 3455 4th St. N Mpls, MN
- ✓ 4539 Aldrich Ave N Mpls, MN
- ✓ 3511 Dupont Ave N. Mpls, MN
- ✓ 2906 Morgan Ave N Mpls, MN
- ✓ 3501 Knox Ave N Minneapolis, MN
- ✓ 3443 Queen Ave N Minneapolis, Mn
- ✓ 4126 Bryant Ave N Minneapolis, MN
- ✓ 3023 Sheridan Ave N Minneapolis, Mn
- ✓ 3559 Humboldt Ave N Mpls, MN
- ✓ 3519 15th Ave S Minneapolis MN

549619 ✓	\$69
548794	\$69
548791	\$69
548792	\$69
548793	\$69
548795	\$69
548790	\$69
546121	\$69
551188	\$69
551186	\$69
551187	\$69
546120	\$69
548987	\$69

*Abib Mahad
648 10th Ave
Roseville MN
55113*

*Tell
Doris
what
proposed*

On Wed, Aug 7, 2013 at 4:34 PM, Lane, Doris C. <Doris.Lane@minneapolismn.gov> wrote:

*has 2 changes
of \$69 -*

~~551185~~ \$69

~~_____~~
~~_____~~

\$69 x 24 =

\$966

Lane, Doris C.

From: exclusivespropertymanagement@gmail.com
Sent: Thursday, August 08, 2013 12:52 PM
To: Lane, Doris C.
Subject: Re: RENEWAL PROPERTIES

8936 springwood cir
Woodbury mn 55125

Thanks

Sent from my iPhone

On Aug 8, 2013, at 10:47 AM, "Lane, Doris C." <Doris.Lane@minneapolismn.gov> wrote:

What is your number again to get payment for the 14 properties? Thanks

From: Lane, Doris C.
Sent: Wednesday, August 07, 2013 4:32 PM
To: 'EXCLUSIVESPROPERTYMANAGEMENT@GMAIL.COM'
Subject: RENEWAL PROPERTIES

221185



3205884002

LLC-OP



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: NELSON CAPITAL, LLC.
(The Company name must include the words Limited Liability Company or the abbreviation LLC)

2. Registered Office Address: (P.O. Box is Unacceptable)
8936 SPRINGWOOD CIRCLE, WOODBURY MN 55125-4913
Complete Street Address or Rural Route and Rural Route Box Number City Zip Code

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SAME
Address City State Zip Code

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

7. Name and Address of Organizer(s):

Name (print)	Complete Address			Signature
	Street	City	State Zip	
ALFONSO MORALES	8936 SPRINGWOOD CIRCLE	WOODBURY, MN	55125	
				STATE OF MINNESOTA DEPARTMENT OF STATE FILED
				FEB -9 2009 <i>Mark Ritchie</i> Secretary of State

8. List a name, daytime phone number, and e-mail address of a person who can be contacted about this form.

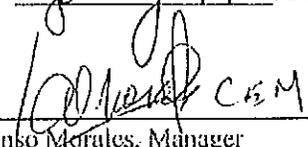
AL MORALES (612) 730-5196
Contact Name Phone Number
almoralesmd@yahoo.com
E-Mail Address

Membership Interest

CERTIFICATE

This certifies that Nelson Capital, LLC is the lawful owner of 100% percent Membership interest of 226 Maple LLC, a Minnesota Limited Liability Company. This Interest is Subject to any restrictions on Transfer as found in the Member Control and Operating Agreement of 226 Maple, LLC.

DATED: January 17, 2012



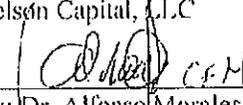
Dr. Alfonso Morales, Manager

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This certificate is hereby canceled in exchange for new certificates No. 2.

Nelson Capital, LLC



By: Dr. Alfonso Morales
Its: Chief Manager

Certificate #: 1

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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](#)
- [Address](#)
- [Addition name](#)
- [Interactive map](#)

Property ID: 02-028-24-42-0032

Address: 3519 15TH AVE S

Unit No.:

Municipality: MINNEAPOLIS

Owner: 226 MAPLE LLC

Taxpayer Name / Address: 226 MAPLE LLC

PO BOX 25404

WOODBURY MN 55125

Property ID:

0202824420032

[Search](#)

[Clear](#)

Subrecord No. 1

Improvement Amount: \$25,000

Property Type: RESIDENTIAL

Homestead Status: NON-HOMESTEAD

Exempt or Deferred:

Values	Estimated
Land:	\$19,400
Building:	\$92,100
Machinery:	\$0
Totals:	\$111,500
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn more	
Total Taxable Market Value:	\$111,500

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0202824420032

[Map](#)

3519 15th Ave S Minneapolis, MN 55407

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type

Contact

RLIC - RENTAL LICENSING

Alfonso Morales

8936 Springwood Cir, Woodbury, MN 55125
612-759-5743

Paid On	Amount
Aug 09, 2013	\$69
Jan 04, 2013	\$69

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: 0202824420032

[Map](#)

3519 15th Ave S Minneapolis, MN 55407

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
<u>2014</u>	4	0	3	0	1	0
<u>2013</u>	0	0	0	0	0	0
<u>Prior</u>	0	0	0	0	0	0
All	4	0	3	0	1	0

[Hide Details.](#)

2014

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
13-0970265	1125	2014	Ccs900	Assessment Of Unpaid Ccs Citation (1125) Unpaid Admin Adcit Of \$220.00 For Violation On 08-may-2013 Bsl	Pending	\$220.00
13-1010743	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 27-feb-14 \$100 Reinsp Fee From 26-nov-13	Cancelled	\$150.00
13-	1089	2014	H-admin	Assessment For Admin Citation Fee Ent	Pending	\$275.00

1010757			Cit	04-feb-2014 Unpaid Admin Citation \$250 Issued 26-nov-2013		
13- 1010757	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 27-feb-14 Reinsp Fee From 26-nov-13	Pending	\$150.00

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: 0202824420032

[Map](#)

3519 15th Ave S Minneapolis, MN 55407

Current Inspector: Kelly

Last Inspection: 04/17/2014 by Joy

HOUSING VIOLATIONS

Year	Total	Open	Closed	Tags
<u>2014</u>	0	0	0	0
<u>2013</u>	39	34	5	0
<u>Prior</u>	8	0	8	0
<u>All</u>	47	34	13	0

[Hide Details.](#)

2013

INCIDENT: 13-1010757 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Ceiling Height	OPEN	09/23/2013	10/16/2013	INSP	

INCIDENT: 13-1010743 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Walls *	OPEN	09/23/2013	11/02/2013	INSP	
Cabs/counter *	OPEN	09/23/2013	11/02/2013	INSP	
Rep Lock/dbl-key	OPEN	09/23/2013	11/02/2013	INSP	
Rep/rpl Int. Door/locks/hinges	OPEN	09/23/2013	11/02/2013	INSP	
Openable Windows *	OPEN	09/23/2013	11/02/2013	INSP	
Rep/rep Windows	OPEN	09/23/2013	11/02/2013	INSP	
Repair/replace Heating Equipment	OPEN	09/23/2013	11/02/2013	INSP	
Insp Choice - Plumbing	OPEN	09/23/2013	11/02/2013	INSP	

Plumbing Repairs *	OPEN	09/23/2013	11/02/2013	INSP
Rep/rep Fixtures *	OPEN	09/23/2013	11/02/2013	INSP
Provide Co Alarms	OPEN	09/23/2013	11/02/2013	INSP
Repair Smoke Det.*	OPEN	09/23/2013	11/02/2013	INSP
Smoke Detectors	OPEN	09/23/2013	11/02/2013	INSP
Remove Illegal Appliances/fixtures	OPEN	09/23/2013	11/02/2013	INSP
Interior Handrails	OPEN	09/23/2013	11/02/2013	INSP
Repair Glass	OPEN	09/23/2013	11/02/2013	INSP
Provide Storms	OPEN	09/23/2013	11/02/2013	INSP
Provide Screens	OPEN	09/23/2013	11/02/2013	INSP
Repair Existing Gaurrails	OPEN	09/23/2013	11/02/2013	INSP

INCIDENT: 13-1010734 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Roof Overhang	OPEN	09/23/2013	11/02/2013	INSP	
Rep/rep Ext Walls	OPEN	09/23/2013	11/02/2013	INSP	
Rep/rem Gutters	OPEN	09/23/2013	11/02/2013	INSP	
Rep/rep Roof	OPEN	09/23/2013	11/02/2013	INSP	
Ground Cover	OPEN	09/23/2013	11/02/2013	INSP	

INCIDENT: 13-1010757 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Re-inspection Fee	OPEN				
Assessment For Admin Citation Fee	OPEN				

INCIDENT: 13-1010743 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Re-inspection Fee	OPEN				

INCIDENT: 13-1008930 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 13-1007828 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	09/16/2013	09/24/2013	ENMG	

INCIDENT: 13-1007242 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	09/16/2013	09/24/2013	ENMG	

INCIDENT: 13-1000914 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 13-0996879 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	07/30/2013	08/07/2013	INSP	

INCIDENT: 13-0996730 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Brush & Branches <4"	DONE	07/30/2013	08/07/2013	INSP	

INCIDENT: 13-0970265 (TRUTH IN SALE OF HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment Of Unpaid Ccs Citation (1125)	OPEN	11/05/2013	11/05/2013	CIS	
Tish Required Repairs Not Completed	OPEN	11/05/2013	12/05/2013	CIS	
Tish Required Repairs Not Completed	OPEN	09/03/2013	10/03/2013	CIS	
Tish Required Repairs Not Completed	OPEN	07/30/2013	08/30/2013	CIS	
Tish 30 Days Left To Complete Orders	OPEN	04/09/2013	05/08/2013	CIS	

2012**INCIDENT: 12-0949737 (HOUSING COMPLAINTS)**

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0202824420032

[Map](#)

3519 15th Ave S Minneapolis, MN 55407

Police Precinct: 3

Last Incident Date: 09/21/2013

POLICE INCIDENTS

Year	Incidents	No. Reports Filed
2014	0	0
2013	2	0
Prior	5	2
All	7	2

[Hide Details.](#)

2013

15 AV S/3519

Incident	Nature	Disposition	Date	Time
13-311981	Domestic (P)	ADV-Advised	09/21/2013	09:53 AM
13-041946	Unwanted Person (P)		02/13/2013	11:07 AM

2012

15 AV S/3519

Incident	Nature	Disposition	Date	Time
12-359790	Property Damage/Hit & Run (P)	RPT-Report	11/19/2012	02:14 PM

2006

15 AV S/3519

Incident	Nature	Disposition	Date	Time
283432	CHECK WELFARE	AST	10/01/2006	10:05 PM
45777	CHECK WELFARE		10/01/2006	10:05 PM

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

ALFONSO MORALES

8936 SPRINGWOOD CIR
WOODBURY, MN 55125

02-OCT-13

Request Number: 13-1010757

Re: 3519 15TH AVE S

An inspection on **23-SEP-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:

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 WEST ROOM MEASURES 6'2"

Due Date: 16-OCT-2013

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 NORTH ROOM MEASURES 6'9" AT IT'S HIGHEST POINT. ROOM ALSO HAS BED LOCATED IN CLOSET AREA WITH LOWER CEILING HEIGHT

Due Date: 16-OCT-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.

JOY PARIZEK (JMP), HOUSING INSPECTOR II, Phone: (612) 685-8433

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

<p>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: 612-673-2157 If you want help translating this information in any other language, call 612-673-3737</p>
--

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 3519 15TH AVE S is hereby ordered to vacated because of Section(s) 244.800 of the Minneapolis Code of Ordinances. Description of violation:

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:

Date Placard Posted: 23-SEP-13

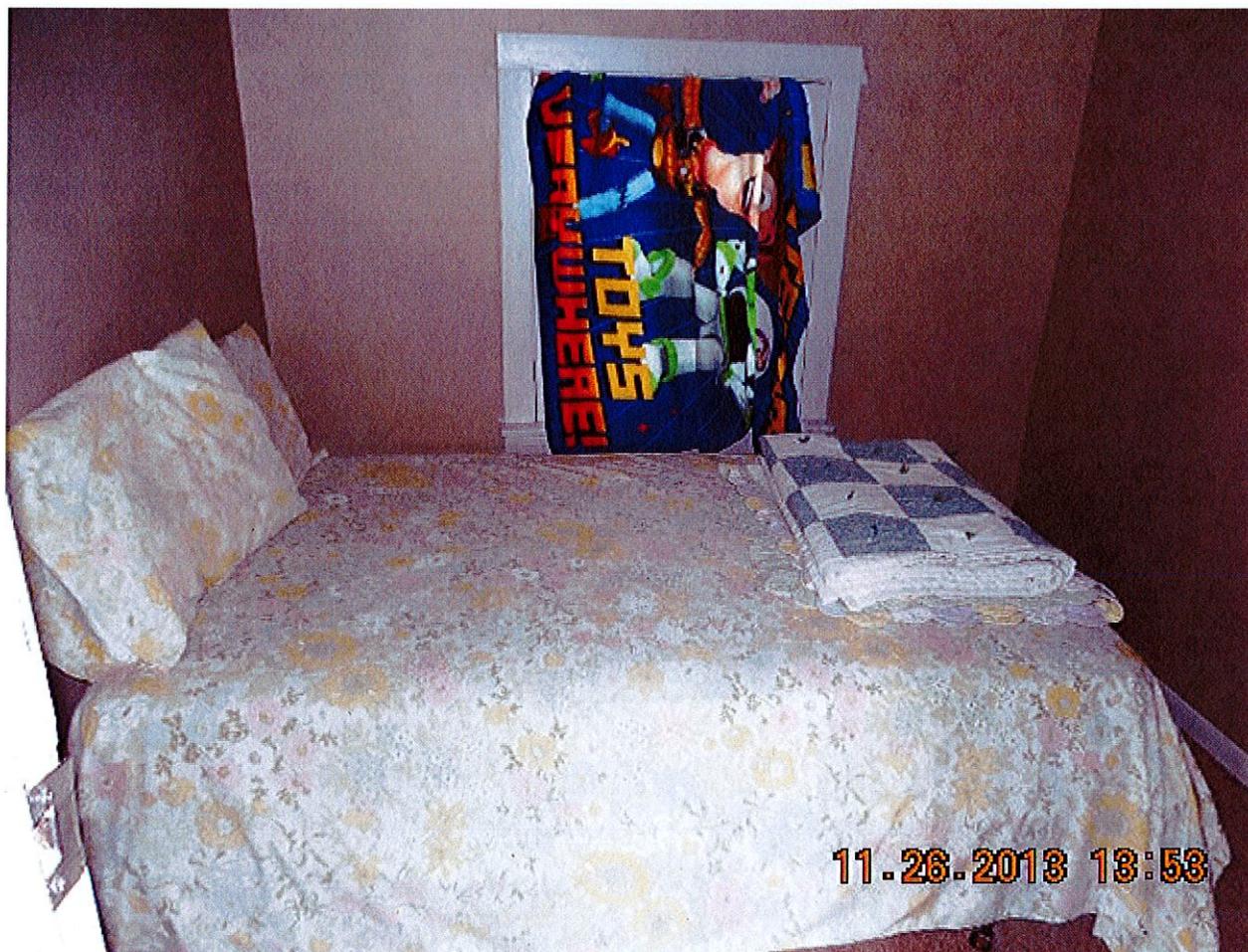
Phone #: (612) 685-8433

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

NOTICE OF DIRECTOR'S DETERMINATION OF NON-COMPLIANCE

October 1, 2013

Property Address: 3519 15th Ave S

Owner
Alfonso Morales
1700 Livingston Ave #102
St Paul MN 55118

Contact Person/Manager
Alfonso Morales
8936 Springwood Cir
Wood bury MN 55125

This is to notify you that the above property fails to meet one or more of the rental licensing standards (Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.1840) below:

- (1) Required license fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning Code
- (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 the 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 MCO 244.1840
- (17) Licensee failed to obtain required permits MN Rule Chapter 1300.0120
- (18) Licensee allowed water shut off for non-payment
- (19) Other cause Chapter 4, Section of Charter
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Licensee failed to provide required recycling services
- (23) Licensee has unpaid fines/fees owing to the City of Minneapolis

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 **Wednesday, October 16, 2013** 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
 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.

03-JAN-14

ALFONSO MORALES

8936 SPRINGWOOD CIR
 WOODBURY, MN 55125

Violation number: 13-1010757
Violation Location: 3519 15TH AVE S
Violation Date: 26-NOV-13

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

Violation type: CEILING HEIGHT
 CEILING HEIGHT

FINE: \$250 (If not paid by 28-JAN-14 a 10% late payment fee will be added)

Officer or Inspector: JOY PARIZEK (JMP), HOUSING INSPECTOR II, Phone: (612) 685-8433

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: 3519 15TH AVE S	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 28-JAN-14	Amount Due Now \$250
Please write this number on your check: 13-1010757		Amount Due After: 28-JAN-14 \$ 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



4-17-2014



4-17-2014



H-17-2014



**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
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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: 612-673-2826 or 612-673-2157

18-JUN-14

ALFONSO MORALES

8936 SPRINGWOOD CIR
WOODBURY, MN 55125

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.

Violation number: 13-1010757
Violation Location: 3519 15TH AVE S
Violation Date: 17-APR-14

Violation: Failure to comply with written orders, Minneapolis Code of Ordinances 87.90 (f).

Violation type: CEILING HEIGHT
CEILING HEIGHT
ASSESSMENT FOR RE-INSPECTION FEE

FINE: \$500 (If not paid by 13-JUL-14 a 10% late payment fee will be added)

Officer or Inspector: JOY PARIZEK (JMP), HOUSING INSPECTOR II, Phone: (612) 685-8433

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

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: 3519 15TH AVE S	MAIL PAYMENTS TO Housing Inspections Services 250 South 4 th Street, Room 300 Minneapolis, MN 55415-1316	Date Due 13-JUL-14	Amount Due Now \$500
Please write this number on your check: 13-1010757		Amount Due After: 13-JUL-14 \$ 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.

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Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department

3519 15TH AVE S Rs Num 13-1010757 JMP

LIRI
CONVERSION
ABATELIST
REVOKED

Problem	Ent Date3	Comments	
HSNGLIC	02-OCT-2013	CEILING HEIGHT	
Service	Compl Date	Reqd Date	Comments
CLOSE			
	18-JUN-2014	13-JUL-2014	
HCITATION	18-JUN-2014	13-JUL-2014	Related Violation Codes: 241, 241 \$500
APPT	03-MAR-2014	17-APR-2014	REINSP APPT SET FOR 17-APR-2014 @ 11:00 AM WITH JMP
HCITATION	03-JAN-2014	28-JAN-2014	Related Violation Codes: 241, 241 \$250 Inspection by BXE for JMP
APPT	06-NOV-2013	26-NOV-2013	REINSP APPT SET FOR 26-NOV-2013 @ 12:30 PM, JMP
MEMO	15-OCT-2013		15-OCT-13 - PLACARD NOT ENTERED PROPERLY INTO KIVA - COPY POSTED ON PROPERTY ON 02-OCT-13 REFLECTS CORRECT INFORMATION
OPEN	02-OCT-2013		
UNOC	02-OCT-2013	16-OCT-2013	23-SEP-2013 INSP DATE , VIOLATION CODE: 241, 241

13-JUL-2014 Ins Sched Date

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
241	16-OCT-2013			03-JAN-2014		
Enter Date	Note Text					Note Type
18-JUN-2014	\$500 HCIT PER JMP 17-JUN-14					MEMO
03-JAN-2014	\$250 HCIT PER JMP 26-NOV-13					MEMO
02-OCT-2013	2ND FLOOR WEST ROOM MEASURES 6'2"					VIOLATION

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
241	16-OCT-2013			03-JAN-2014		
Enter Date	Note Text					Note Type
02-OCT-2013	2ND FLOOR NORTH ROOM MEASURES 6'9" AT IT'S HIGHEST POINT. ROOM ALSO HAS BED LOCATED IN CLOSET AREA WITH LOWER CEILING HEIGHT					VIOLATION

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
H-ADMIN CIT		04-FEB-2014	MVC			
Enter Date	Note Text					Note Type
04-FEB-2014	ENT 04-FEB-2014 UNPAID ADMIN CITATION \$250 ISSUED 26-NOV-2013					VIOLATION

VIO.	V Due Date	Resolved on:	Resolved By:	V Warn Date	V Citation	V Citation Date
H-REIN FEE						
Enter Date	Note Text					Note Type
01-MAY-2014	ENT 27-FEB-14 REINSP FEE FROM 26-NOV-13					VIOLATION

VIOLATOR INFORMATION:

ALFONSO MORALES
8936 SPRINGWOOD CIR

WOODBURY

MN 55125

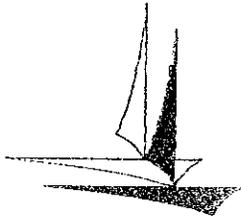
ROLE:

RNTL CONT

3519 15TH Ave S

- 8/15/13 Initial rental license appointment letters mailed to contact person and tenant.
- 9/23/13 Initial rental license inspection conducted. Agent not present for inspection. Inspector Parizek views ceiling height violations for the 2nd floor along with other various interior and exterior violations.
- 10/1/13 Inspector Parizek completes and mails Director's Determination of Non-Compliance letter. DDNC letter mailed to owner's and contact person's addresses and tenant.
- 10/2/13 Inspector Parizek placarded property with Unlawful Occupancy sticker citing the 2nd floor ceiling height violation. Property also posted with Letter of Intent to Condemn sticker for Lack of Maintenance. Property scored significantly above threshold for condemnation. Notices of violations mailed.
- 11/6/13 Reinspection appointment letters mailed to contact person and tenant.
- 11/26/13 Reinspection completed by Inspector Erlandson. Inspector Erlandson finds the 2nd floor still being used as bedrooms and photos taken. Agent not present for inspection.
- 1/3/14 Inspector Parizek issues Administrative Citation for 2nd floor ceiling height violations and the various other interior and exterior violations.
- 3/3/14 Reinspection appointment letters mailed to contact person and tenant.
- 4/17/14 Reinspection completed by Inspector Parizek. Agent and tenant present for inspection. Inspector Parizek finds 2nd floor still being used as bedrooms and photos taken.
- 6/18/14 Inspector Parizek issues Administrative Citation for 2nd floor ceiling height violations and the various other interior and exterior violations. Property falls below threshold for condemnation. Recommended for Revocation.

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE



June 23, 2014

Minneapolis
City of Lakes

Property Address: 3519 15th Avenue South

**Regulatory Services
Department**

226 Maple LLC
Alfonso Morales
8936 Springwood Circle
Woodbury, MN 55125

**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

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.

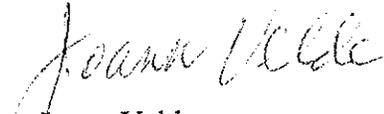
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other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

UNITED STATES DEPARTMENT OF JUSTICE

Office of the Director
Department of Justice
Washington, D.C.

NOTICE TO THE ATTORNEYS
OF THE UNITED STATES, THE ATTORNEYS
GENERAL, THE ATTORNEYS GENERAL,
THE ATTORNEYS GENERAL, THE ATTORNEYS GENERAL

Re: [Handwritten signature]

Whereas the [Handwritten text]...

[Handwritten signature] U.S.

Reference is made to the [Handwritten text]...

Very truly yours,
[Handwritten signature]

It is the policy of the Department of Justice to [Handwritten text]...

FOR THE ATTORNEYS GENERAL, THE ATTORNEYS GENERAL, THE ATTORNEYS GENERAL

[Handwritten signature]

For further information, you may wish to contact the [Handwritten text]...

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.

I hereby appeal the determination of my license and request a hearing.

Reason: Resident were giving notice off lease violation.

For use of room with low ceilings. on Oct 21st 2013,

in March 30th 2014 today notice to vacant was given
Resident keep saying can't fix it. a place delivered.

Date: 7/7/14 Property Address: 3519 15th Ave S.

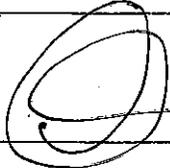
Owner/Appellant's Name, Address, City, State, Zip:

Alfonso Morales

393 N. Dunlap St. 6635 St. Paul, MN MN

393 N. Dunlap St. 6644

St. Paul, MN 55104

Signature: 

JUL 8 PM 1:22

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.

See Back

Items are being repaired or were repaired already
such as maintenance,



393 N Dunlap St. Suite LL44 St. Paul Minnesota 55104 (612) 759-8743

October 21, 2013

Shukri Noor:
3519 15th Avenue South
Minneapolis, MN 55407

**Re: Use of rooms with low ceilings
Our File No. 26,800-000**

Dear Shukri:

This letter is in reference to your tenancy at 3519 15th Avenue South. The City of Minneapolis has advised that the second floor west room, second floor north room, and second floor north room closet cannot be used as bedrooms. The City noted that the rooms in question have beds in them.

It is important that if you have not already done so, remove beds, cribs or any other sleeping surface from the rooms and **immediately** cease using the rooms as a place to sleep. Failure to comply with City ordinances will result in the termination of your lease.

Thank you for your understanding and prompt attention to this matter. Please contact Exclusives Property Management at (612) 759-8743 with any questions.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Joy Parizek', written over a horizontal line that extends across the page.

Management

cc: Joy Parizek

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 244.1930 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), (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)