

CITY OF MINNEAPOLIS
FOR THE DEPARTMENT OF
REGULATORY SERVICES

In the matter of the Property
Located at 921 – 20th Avenue NE
In Minneapolis, MN
Owned by Javeed Hadi

RENTAL LICENSE CONDITONS
AND STIPULATED AGREEMENT

The above entitled matter came for a Rental License Conditions meeting on Wednesday, April 1st, 2015 at 1:00 p.m. in conference room 411, located at 250 S. 4th Street, Minneapolis, Minnesota. The owner, Javeed Hadi was present, with City of Minneapolis representatives.

Pursuant to negotiations between the City of Minneapolis and Javeed Hadi, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows Javeed Hadi to retain the rental license for the property located at 921 – 20th Ave. NE, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement:

1. The Respondent, Javeed Hadi, hereby agrees to submit a successful management plan to the Minneapolis Police Department c/o Luther Krueger, Crime Prevention Analyst, 350 5th St S., Room 100, Minneapolis, MN 55415 within 30 days of signing the Stipulated Agreement.
2. The Respondent, Javeed Hadi, hereby agrees to attend a Rental Property Owner's Workshop within three months of signing the Stipulated Agreement.
3. The Respondent, Javeed Hadi, hereby agrees to keep the rental licenses current on all of the properties located in Minneapolis, MN.
4. The Respondent, Javeed Hadi, hereby agrees not to occupy any new rental buildings without a rental license.

5. The Respondent, Javeed Hadi, hereby agrees to comply with any written orders issued by Housing Inspections in a timely manner such that an administrative enforcement method is not required to obtain compliance.
6. The Respondent, Javeed Hadi, hereby agrees to abate the building permit #BIRE 3087167 by May 15th, 2015 so an administrative enforcement method is not required to obtain compliance.
7. The Respondent, Javeed Hadi, hereby agrees there will be no nuisance type violations on any of his managed or owned properties such as tall grass, rubbish, inoperable vehicles, so as the City has to send out a contractor to abate the order.
8. The Respondent, Javeed Hadi, hereby agrees to not allow any delinquent taxes, citations or fees to exist relating to the properties.
9. The Respondent, Javeed Hadi, hereby agrees to submit to Housing Inspections a current listing of their portfolio of properties they own or have a financial interest.
10. The Respondent, Javeed Hadi, hereby agrees to the above stated conditions for a period of 12 (twelve) months from the date of signature. If any of the agreed upon conditions placed on the licenses are not complied with in the timeframe agreed upon, Housing Inspections may begin revocation action on the rental license based on "Good Cause".



Javeed Hadi, (Owner)



Joann Velde
Deputy Director
Housing Inspections

Dated: 4-1-2015