

## **FINDINGS OF FACT**

Cedric Thompson is the listed owner of property at 2711 Queen Avenue N., in the City of Minneapolis. As the owner of this property Cedric Thompson, on January 27, 2014, applied for and was awarded a rental license for the property. The rental license application listed Cedric Thompson as the owner of the property and as the person responsible for the maintenance and management of the property. Cedric Thompson's listed address on the application was 1341 Case Avenue, St. Paul, MN 55106.

On July 16, 2014, Housing Inspector Forrest Brown conducted an inspection at the 2711 Queen Avenue N. address. Inspector Brown issued orders to the owner of the property, Cedrick Thompson. The orders were, including but not limited to: repair or replace the defective and/or loose electrical outlets, provide carbon monoxide detectors, repair/replace smoke detectors, service and maintain the heating plant and distribution system, repair or replace the broken oven, identify and fix the source of the moisture problem, and repair/replace the foundation of the building. The owner was given until August 17, 2014, to come into compliance with the written orders. On August 20, 2014, an additional inspection occurred at the property and additional orders were issued to Cedrick Thompson, ordering the owner to obtain permits to remove the window in the first floor bathroom which was illegally framed in and made into a wall as well as a permit for the remodeling of the first floor bathroom. The owner was given until September 24, 2014, to come into compliance with the written orders.

On September 24, 2014, Inspector Brown conducted an inspection at the property and determined that the owner had not complied with the written orders and a warning letter was issued to Cedrick Thompson, giving the owner until October 15, 2014, to comply with the written orders. On January 14, 2015, Inspector Brown conducted an inspection at the property and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$250.00. On February 12, 2015, Inspector Brown conducted an inspection at the property and determined that the owner had not complied with the written orders and a warning letter was issued to Cedrick Thompson, giving the owner until March 15, 2015, to comply with the written orders.

On March 27, 2015, Inspector Brown conducted a re-inspection of the property and found that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$500.00. On October 6, 2015, Inspector Brown conducted a re-inspection of the property and found that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$1,000.00. On October 22, 2015, Inspector Brown conducted a re-inspection of the property and found that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$2,000.

On October 22, 2015, Inspector Brown conducted a review of the Inspections Division's records and determined that the property was being rented without a valid rental license

as the rental license had expired in August of 2015, and that the rental license application for the property was not up to date and issued orders to the owner, Cedric Thompson, to update the rental license for the property. The owner was given until November 20, 2015, to update the rental license for the property. On December 2, 2015, Inspector Browns' review of the Inspections Division's records revealed that the owner had not updated the rental licensing information and an administrative citation was issued in the amount of \$500.00

A review of the Inspections Division's records revealed that the owner, Cedric Thompson, had neither paid nor appealed the administrative citations and on November 25, 2015, a Notice of Director's Determination of Non-Compliance was sent to Cedric Thompson at the listed address of 1341 Case Avenue, St. Paul, MN 55106, notifying the owner that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations on the rental property located at 2711 Queen Avenue N. The owner was given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11). The owner failed to bring the property into compliance and on January 26, 2015, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Cedric Thompson at the listed address of 1341 Case Avenue, St. Paul, MN 55106. The property was also posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which he failed to do.