

Community Development & Regulatory Services Committee

In the Matter of the Rental License Denial Action

OWNER

JAVEED HADI

921 – 20th Avenue NE

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July 26, 2016

Property Address: 921 – 20th Avenue NE

Owner
Javeed Hadi
5485 Lake Avenue
Shoreview, MN 55126

Manager
Joseph Boehmer
14033 Commerce Avenue NE
300-3015
Prior Lake, MN 55372

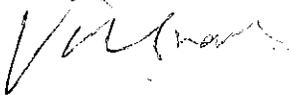
Dear Mr. Hadi:

A hearing for your Minneapolis Rental License Denial Appeal is scheduled for Tuesday, August 9th, 2016, at 10:00 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,



Vu Tran
Administrative Enforcement Supervisor
Housing Inspections
612-673-5295

Rental License Application

Section 1 - Rental Property Information

Rental Property Address 921 20th ave NE MPLS, MN 55418

Single Family Duplex Triplex Fourplex ADU Townhome Apartment

Property ID Number _____ Number of Rental Units 2 Owner's Unit, if applicable _____

Section 2 - Owner Information

Business Name, if applicable _____
Submission of Articles of Organization listing the shareholders is required at the time of application

Name of Owner/Shareholder Javeed Hadi
First Name MI Last Name

Address of Owner 5485 Lake Ave
Address cannot be a P.O. Box or commercial mailing service

City Shoreview County Hennepin State MN Zip Code 55126 Phone 6512088397

Date of Birth _____ Email javeedhadi@hotmail.com

Any changes to the names, addresses, and other information concerning the persons on this application must be provided in writing to the Department of Regulatory Services within ten days.

Signature of owner (notarization not required) Date

Section 3 - Appointed Agent/Contact Person (if different from owner)

This person **must** reside within the 16 county metropolitan area of: Anoka, Carver, Chisago, Dakota, Goodhue, Hennepin, Isanti, Lesueur, Mcleod, Rice, Scott, Sherburne, Sibley, Washington, or Wright

Name of Appointed Agent/Contact Person Joseph d Boehmer
First Name MI Last Name

Address of Appointed Agent/Contact Person 14033 Commerce Ave NE Ste #300-315
Address cannot be a P.O. Box or commercial mailing service

City Prior Lake County Scott State MN Zip Code 55372 Phone 7632210702

Date of Birth 11/02/1979 Email Joseph@homesteadplus.com

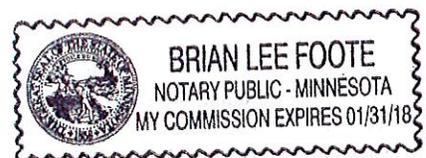
I affirm by my signature below that I am in compliance with all rental licensing standards outlined in Minneapolis Code of Ordinances, Title 12, Chapter 244. I understand that failure to comply with any of these standards and/or conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of my rental dwelling license. I acknowledge that the Department of Regulatory Services 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 Regulatory Services will be mailed to me as the appointed agent/contact person as listed in this section.

[Signature] _____ 3/29/16
Signature of Appointed Agent/Contact Person (must be notarized) Date

Subscribed and sworn to before me on this 29th day of March, 2016.

Notary Public, Scott County

[Signature]
Notary Signature



Space Reserved for Notary Stamp

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Residents

Information and services



Business

Regulations and opportunities



Your government

Leadership and engagement



Online services

Transactions and applications

[Search tips](#)

Property information search result

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

2016 Assessment (For Taxes Payable 2017)

Search By:

[Tax information](#)

[Property ID](#)

[Address](#)

[Addition name](#)

[Interactive map](#)

Property ID:

1102924440101

Search

Clear

Property ID: 11-029-24-44-0101

Address: 921 20TH AVE N E

Unit No.:

Municipality: MINNEAPOLIS

Owner: JAVEED HADI & SHABANA P HADI

Taxpayer Name / Address: JAVEED HADI & SHABANA P HADI

5485 LAKE AVE

SHOREVIEW MN 55126

Subrecord No. 1

Improvement Amount: \$0

Property Type: RESIDENTIAL TWO UNIT

Homestead Status: NON-HOMESTEAD

Exempt or Deferred:

Values	Estimated
Land:	\$25,800
Building:	\$122,700
Machinery:	\$0
Totals:	\$148,500
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn more	
Total Taxable Market Value:	\$148,500

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 1102924440101

[Map](#)

921 20th Ave Ne Minneapolis, MN 55418

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type

Contact

RLIC - RENTAL LICENSING

Javeed Hadi
5485 Lake Ave, Shoreview, MN 55126
651-415-2731

Paid On Amount

May 17, 2016 \$300

Aug 08, 2014 \$88

RLIC - RENTAL LICENSING

Arnie M. Hanson
4942 N 6th St, Minneapolis, MN 55430
612-558-1683

Paid On Amount

Aug 20, 2012 \$88

Aug 16, 2011 \$86

Aug 06, 2010 \$84

Aug 04, 2009 \$84

Aug 18, 2008 \$80

Sep 13, 2007 \$76

Sep 18, 2006 \$74

Sep 19, 2005 \$59

Sep 16, 2004 \$56

Sep 08, 2003 \$53

Aug 30, 2002 \$53

Oct 12, 2001 \$53

Oct 24, 2000 \$53

Sep 09, 1999 \$43

RLIC - RENTAL LICENSING

Arnie Hanson
4942 N 6th St, Minneapolis, MN 55430
612 522-5282

Paid On Amount

Oct 15, 1998 \$43

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Property Address:

Property ID: 1102924440101

[Map](#)

921 20th Ave Ne Minneapolis, MN 55418

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
2016	4	0	2	0	2	0
2015	4	4	0	0	0	0
Prior	3	3	0	0	0	0
All	11	7	2	0	2	0

[Hide Details.](#)

2016

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
15-1141167	1086	2016	839	Inoperable Vehicle Ent 20-oct-2015 Expired, Temporary Texas License Plates: Black Chevrolet Malibu.	Cancelled	\$100.00
15-1141170	1086	2016	839	Inoperable Vehicle Ent 28-oct-2015 Flat Tire(s): Black Bmw 528i. Mn Lic # 006 Ekz.	Cancelled	\$100.00
15-	1089	2016	H-admin	Assessment For Admin Citation Fee Ent	Pending	\$275.00

1141436			Cit	01-dec-2015 Unpaid Admin Citation \$250		
15-1150223	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 17-dec-2015 Unpaid Admin Citation \$500	Pending	\$550.00

2015

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
14-1072520	1080	2015	021	Remove Rubbish Ent 15-oct-2014 Front Boulevard: Wood Ties/timbers, Matress/box Spring, Broken Chair Pieces	Assessed	\$275.00
14-1077795	1089	2015	H-admin Cit	Assessment For Admin Citation Fee Ent 27-jan-2015 Unpaid Admin Citation \$400 Issued 18-nov-2014	Assessed	\$440.00
14-1077795	1089	2015	H-admin Cit	Assessment For Admin Citation Fee Ent 16-jan-2015 Unpaid Admin Citation \$200 Issued 22-oct-2014	Assessed	\$220.00
14-1077946	1080	2015	021	Remove Rubbish Ent 24-oct-2014 Wood/metal/plastic Furniture Items And Carpet	Assessed	\$275.00

2014

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
14-1025655	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 23-jun-2014 Unpaid Admin Citation \$500 Issued 02-may-2014	Assessed	\$550.00
14-1025655	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 22-jul-2014 Unpaid Admin Citation \$1000 Issued 11-jun-2014	Assessed	\$1,100.00
14-1025654	1080	2014	021	Remove Rubbish Ent 29-apr-2014 Miscellaneous Debris All Furniture In The Rear Yard	Assessed	\$240.95

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: 1102924440101

[Map](#)

921 20th Ave Ne Minneapolis, MN 55418

Current Inspector: Richard

Last Inspection: 06/24/2016 by Darrell

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
2016	1	1	0	0
2015	32	19	13	0
Prior	100	0	100	0
All	133	20	113	0

[Hide Details.](#)

2016

INCIDENT: 16-1185655 (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Insp Choice - Housing	OPEN	06/24/2016	07/19/2016	INSP	

2015

INCIDENT: 15-1150223 (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	OPEN	11/12/2015	11/30/2015	INSP	
Assessment For Admin Citation Fee	OPEN				

INCIDENT: 15-1141436 (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Paint Garage/shed	DONE	09/23/2015	10/21/2015	INSP	
Assessment For Admin Citation Fee	DONE				

INCIDENT: [15-1141170](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	09/22/2015	10/03/2015	INSP	

INCIDENT: [15-1141167](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	09/22/2015	10/03/2015	INSP	

INCIDENT: [15-1141164](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	09/22/2015	10/03/2015	INSP	

INCIDENT: [15-1117319](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: [15-1117243](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: [15-1113404](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [15-1112973](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	05/29/2015	06/08/2015	INSP	

INCIDENT: [15-1112777](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/29/2015	06/08/2015	INSP	

INCIDENT: [15-1111144](#) (CONSTRUCTION CODE SERVICES - BUILDING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Completion Of Exterior Work	DONE	05/21/2015	06/15/2015	CIS	

INCIDENT: [15-1100112](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Ceilings *	OPEN	03/16/2015	04/16/2015	INSP	
Repair Walls *	OPEN	03/16/2015	04/16/2015	INSP	
Clothes Dryer Duct	OPEN	03/16/2015	04/16/2015	INSP	
Repair/replace Interior Doors/components	OPEN	03/16/2015	04/16/2015	INSP	
Hvac Safety Check (licensing Only)	OPEN	03/16/2015	04/16/2015	INSP	
Toilet Seat *	OPEN	03/16/2015	04/16/2015	INSP	
Plumbing Repairs *	OPEN	03/16/2015	04/16/2015	INSP	
Provide Co Alarms	OPEN	03/16/2015	04/16/2015	INSP	

INCIDENT: [15-1096819](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Floors *	OPEN	02/23/2015	03/25/2015	INSP	
Repair/replace Cabinets/counters	OPEN	02/23/2015	03/25/2015	INSP	
Rep/rep Windows	OPEN	02/23/2015	03/25/2015	INSP	
Hvac Safety Check (licensing Only)	OPEN	02/23/2015	03/25/2015	INSP	
Plumbing Repairs *	OPEN	02/23/2015	03/25/2015	INSP	
Required Inspection	OPEN	02/23/2015	03/25/2015	INSP	
Repair Or Replace Glass	OPEN	02/23/2015	03/25/2015	INSP	

INCIDENT: [15-1096814](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Paint Exterior	DONE	02/23/2015	06/15/2015	INSP	
Repair Or Replace Garage/shed	DONE	02/23/2015	06/15/2015	INSP	
Paint Garage/shed	DONE	02/23/2015	06/15/2015	INSP	

INCIDENT: [15-1093156](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2014

INCIDENT: [14-1089265](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	12/15/2014	12/25/2014	INSP	

INCIDENT: [14-1085917](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Commercial/truck Parking	DONE	11/18/2014	11/28/2014	INSP	

INCIDENT: [14-1077946](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	10/01/2014	10/12/2014	INSP	

INCIDENT: [14-1077795](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cease Storage	DONE	10/01/2014	10/12/2014	INSP	
Assessment For Admin Citation Fee	DONE				

INCIDENT: [14-1072520](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	09/05/2014	09/12/2014	INSP	

INCIDENT: [14-1063468](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Commercial/truck Parking	DONE	08/04/2014	08/14/2014	INSP	

INCIDENT: [14-1063467](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	08/04/2014	08/14/2014	INSP	

INCIDENT: [14-1044882](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Vacating	DONE	06/11/2014	08/01/2014	INSP	

INCIDENT: [14-1044138](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [14-1025655](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	02/25/2014	03/17/2014	INSP	

INCIDENT: [14-1025654](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	02/25/2014	03/07/2014	INSP	

INCIDENT: [14-1025655](#) (HOUSING COMPLAINTS)

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

2013

INCIDENT: [13-1017533](#) (TRUTH IN SALE OF HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Tish 30 Days Left To Complete Orders	DONE	11/13/2013	12/12/2013	CIS	

2009

INCIDENT: [09-0701855](#) (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	06/18/2009	07/03/2009	INSP	

INCIDENT: [09-0701845](#) (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	06/18/2009	06/30/2009	INSP	

INCIDENT: [09-0690451](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2008

INCIDENT: [08-0664623](#) (HOUSING LICENSING)

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City of Minneapolis PropertyInfo

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Property Address:

Property ID: 1102924440101

[Map](#)

921 20th Ave Ne Minneapolis, MN 55418

Police Precinct: 2

Last Incident Date: 08/01/2015

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
2016	0	0
2015	3	0
Prior	94	4
All	97	4

[Hide Details.](#)

2015

20 AV NE/921				
Incident	Nature	Disposition	Date	Time
15-287162	Unknown Wireless/Cell Phone (P)	AOK- All OK	08/01/2015	04:07 PM
15050337	Unconscious	Cancelled	08/01/2015	04:06 PM
15-0025061	Unconscious (FE)		08/01/2015	04:06 PM

2014

20 AV NE/921				
Incident	Nature	Disposition	Date	Time
14-321182	Threats (P)	ADV-Advised	09/09/2014	06:46 PM
14-209721	Unknown Trouble (P)	AOK- All OK	06/19/2014	11:57 PM

2013

20 AV NE/921				
Incident	Nature	Disposition	Date	Time
13-0014563	Outside Fire (F)		05/19/2013	09:09 AM

Timeline of Events

921 – 20th Avenue NE

Owner Javeed Hadi

- 3-12-2015 Sent owner Directors Determination on Non-Compliance Letter for unpaid ad-cites MCO - 244.1910 (11).
- 4-1-2015 Owner entered into a Rental License Operating Conditions (RLOC) agreement with Regulatory Services Housing Inspections.
- 6-12-2015 Sent owner Directors Determination on Non-Compliance Letter for not abiding with his RLOC agreement 244.1910 (19) Good Cause.
- 7-8-2015 Started official “Revocation” action - placarded the property and sent letter to owner.
- 9-28-2015 Closed revocation action based on the owner telling us the place has been sold and will be vacated by 10-1-2015.
- 4-19-2016 Owner applied for a rental license on the property.
- 5-3-2016 Reinitiated Revocation Action - placarded the property and sent official “denial” action letter to owner 244.1910 (19) Good Cause.
- 5-9-2016 Received an appeal application.

For Office Use Only: RLIC #: 531705 OPERATOR: MP FEE: 538.00 DATE: 8/8/14 TYPE: Duplex citation
Rental License Application
1 - 4 Unit Rental Buildings
Please see instructions on back of form
F4035

Rental Property Address 921-20th AVE N.E
Number of Rental Units 2 Residential Units 2 Rooming Rental Units 0 Shared Bath Units 0 (description on back)
List how is each unit addressed Unit# 1 Unit# 2 Unit# Unit# (If a unit is occupied by Licensee please indicate that unit)

Name of Owner SHABANA / JAVEED First MI Last HADI
Business Name (if applicable) (Submission of Articles of Organization listing the Owner is required at time of application)

Address of Owner 5485 LAKE AVE
(Address cannot be a P.O. Box or commercial mailing service)
City SHOREVIEW County RAMSEY State & Zip Code MN 55126 Phone 651-415-2731
Date of Birth 2/7/1957 E-mail javedhadi@hotmail.com

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 PHONE NUMBER SUBMITTED SHALL BE ANSWERABLE 24 HOURS A DAY, 7 DAYS A WEEK AND ALL INQUIRIES MUST BE RESPONDED TO WITHIN A REASONABLE AMOUNT OF TIME.

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] Date 1-13-14

This person must reside within the 16-county metropolitan area (LIST OF COUNTIES ON BACK)

Name of Appointed Agent/Contact Person JAVEED A HADI First MI Last
Address of Agent/Contact Person 5485 LAKE AVE
(Address cannot be a P.O. Box or commercial mailing service)
City SHOREVIEW County RAMSEY State & Zip Code MN 55126 Phone 651-415-2731
Date of Birth 2/7/1957 E-mail javedhadi@hotmail.com

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 PHONE NUMBER SUBMITTED SHALL BE ANSWERABLE 24 HOURS A DAY, 7 DAYS A WEEK AND ALL INQUIRIES MUST BE RESPONDED TO WITHIN A REASONABLE AMOUNT OF TIME.

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) [Signature] Date 1-13-14

Subscribed and sworn to before me on this day of , 20
Notary Public, County

Space Reserved for Notary Stamp

MP LAR 23SEP08

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

March 12, 2015

Property Address: 921 – 20th Avenue NE

Javeed Hadi
5485 Lake Avenue
Shoreview, MN 55126

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/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 delinquent or **assessments for administrative citations**
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) **Other Cause – chapter 4, section 16 of the Charter**
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Owner of a 2 or more unit rental property must provide for recycling services
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

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

Sincerely,

Kathy Zierke
Administrative Analyst II
612-673-5846

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:

P/Luther Krueger - still need 2 items fixed
Not Completed
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.

OK
2. The Respondent, Javeed Hadi, hereby agrees to attend a Rental Property Owner's Workshop within three months of signing the Stipulated Agreement.

OK
3. The Respondent, Javeed Hadi, hereby agrees to keep the rental licenses current on all of the properties located in Minneapolis, MN.

OK
4. The Respondent, Javeed Hadi, hereby agrees not to occupy any new rental buildings without a rental license.

No

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. *NO ad-cites issued during time period*

Closed on 8-26-15

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. *Late*

RFS 15-1112973 Remove mattress

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. *NO*

\$1210 assessed

8. The Respondent, Javeed Hadi, hereby agrees to not allow any delinquent taxes, citations or fees to exist relating to the properties. *NO*

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. *OK*

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". *OK*

Javeed Hadi

Javeed Hadi, (Owner)

Joann Velde

Joann Velde
Deputy Director
Housing Inspections

Dated: 4-1-2015

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

June 12, 2015

Property Addresses: 921 – 20th Ave. NE

Javeed Hadi
5485 Lake Avenue
Shoreview, MN 55126

Dear Mr. Hadi:

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)

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

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

Sincerely,

Kathy Zierke
Administrative Analyst II
612-673-5846

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

July 8, 2015

Property Address: 921 – 20th Avenue NE

Javeed Hadi
5485 Lake Avenue
Shoreview, MN 55126

Dear Mr. Hadi:

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, 244.1930 and 244.1940). The Director of Inspections is referring this matter to the City Council with a recommendation to revoke the rental license.

- (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) **Good 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

Joann Velde
Deputy Director
Housing Inspections.
City of Minneapolis MN. 55415

Date. July 27th.2015

Ref. 921 20th ave NE

Madam

Recieved your letter following is my responce.

- Item no. 1 Plan was submitted to officer Luther did some revisions and resubmitted in the month of May. 2015
- Item No. 2 I did review Housing Court video. Also have experience of going thru process of eviction.
- Item no.6 Inspectors frequently visited job site I thought they have closed permits . As work is all complete. I will Call inspector and confirm.
- Item No. 8 All property taxes are paid in full on all properties. Just for your record I Own only three properties.
1926 central
618 -19th ave
921 - 20th ave.



I will appreciate if you review your decision again and grant me license till end of september.
I am in a process of selling 921 -20th.

If you have any questions please feel free to call me. Thanks

Regards

Jaeed Had.

Zierke, Kathleen P

From: Zierke, Kathleen P
Sent: Friday, June 24, 2016 7:37 AM
To: Starry, Bryan K.
Subject: FW: 921 20 AV NE Rental License Revocation

fyi

Kathy Zierke, Administrative Analyst II
City of Minneapolis – Regulatory Services Department
250 S. 4th St. – Room #400
Minneapolis, MN 55415
Office: 612-673-5846
Kathleen.Zierke@minneapolismn.gov



5

From: Zierke, Kathleen P
Sent: Wednesday, September 23, 2015 12:17 PM
To: 'Javeed Hadi'; Lane, Doris C.
Subject: RE: 921 20 AV NE Rental License Revocation

Hi,

I will have our rental license unit close out your rental license based on your emails that you are vacating the property and will no longer be using it as rental.

We will send you a letter indicating that we will not be pursuing revocation on this license any longer.

Thanks,
Kathy

Kathy Zierke, Administrative Analyst II
City of Minneapolis – Regulatory Services Department
250 S. 4th St. – Room #400
Minneapolis, MN 55415
Office: 612-673-5846
Kathleen.Zierke@minneapolismn.gov



4

Kathleen

I am confused after I send you email. When my license expires I am not going to rent place and not renewing my license, where is the question of revocation comes from.

3

Pl advise

Sent from j phone

From: Javeed Hadi [<mailto:javeedhadi@hotmail.com>]
Sent: Tuesday, September 22, 2015 4:53 PM
To: Zierke, Kathleen P
Subject: RE: 921 20 AV NE Rental License Revocation

2

Kathy

Purchase agreement which I had was withdrawn. Property is still on market I like to sell it ASAP. I gave notices to tenant to move out by end of this month. Lower level tenant is moving out this week end. upper level tenant is going to move out by next week.

What will it take not to revoke. I can take care of things you like me to do. Please advise. Thanks

Regards

Javeed Hadi

From: Kathleen.Zierke@minneapolismn.gov
To: javeedhadi@hotmail.com
Subject: 921 20 AV NE Rental License Revocation
Date: Tue, 22 Sep 2015 15:51:28 +0000

1

Hi,

In a letter dated July 27th, you indicated you needed until the end of September because you were selling the property. Can you verify if that happened and when the closing will be? I am getting ready to send this to City Council for revocation.

Thanks, Kathy

Kathy Zierke, Administrative Analyst II

City of Minneapolis – Regulatory Services Department

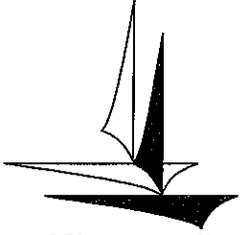
250 S. 4th St. – Room #400

Minneapolis, MN 55415

Office: 612-673-5846

Kathleen.Zierke@minneapolismn.gov





Minneapolis
City of Lakes

**Department of
Regulatory Services**

Nuria P. Rivera-Vandermyde
Director

Housing Inspections

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

Office (612) 673-3000
Fax (612) 673-3262
TTY (612) 673-2157

Attention: If you have any questions regarding this material please call 311

Spanish - Atención.

Si desea recibir asistencia gratuita para traducir esta información, llame al teléfono (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

September 28, 2015

Property Address: 921 – 20th Avenue NE

Javeed Hadi
5485 Lake Avenue
Shoreview, MN 55126

Dear Mr. Hadi:

This is to notify you that we will not be pursuing a rental license revocation for the above listed property at this time.

Based on our email discussion, you will be vacating the property by the beginning of October and will no longer be using the property as rental.

If you have any questions or concerns, feel free to call me at the number listed below.

Sincerely,

Kathy Zierke
Administrative Analyst II
Regulatory Services
612-673-5846



City Information
and Services

www.ci.minneapolis.mn.us

Affirmative Action Employer

NOTICE OF DENIAL OF RENTAL LICENSE OR PROVISIONAL LICENSE

May 3, 2016

Property Address: 921 – 20th Avenue NE

Owner
Javeed Hadi
5485 Lake Avenue
Shoreview, MN 55126

Manager
Joseph Boehmer
14033 Commerce Avenue NE
300-3015
Prior Lake, MN 55372

Dear Mr. Hadi:

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). The Director of Inspections is referring this matter to the City Council with a recommendation to deny the rental license application.

- (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 pending assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had a rental license revoked in the past 3 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 for non-payment 244.1910
- (19) **Good Cause**
- (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.
- (24) The licensee or applicant shall not have any violations of Chapter 240, Lead Poisoning

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 deny your license(s).

If the City Council denies 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,

A handwritten signature in blue ink, appearing to read 'Vu Tran', with a horizontal line underneath.

Vu Tran
Administrative Enforcement Supervisor
Housing Inspections
612-673-5295

Enclosure

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections

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

To Tenants of 921 20th Ave. NE

The license your landlord needs for this building cannot be given at this time due to
Good Cause YES19

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 5-25-16

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

FOR GENERAL INFORMATION, PLEASE CALL 311

Date Posted: 5-4-16

English Attention: If you want help understanding this information, call
Spanish Attention: Si desea recibir asistencia gratuita para entender esta información, llame
Signall: (800) 452-3229 or (612) 673-2200
Hearing: Call: (612) 673-2200
Sign Language Interpreter: (612) 673-2200 TTY: (612) 673-2200

7010 1870 0002 5038 0772

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

Postmark
Here

Sent To Javeed Hadi
 Street, Apt. No.,
 or PO Box No. 5485 Lake Av
 City, State, ZIP+4 Shoreview MN 55126

PS Form 3800, August 2006 See Reverse for Instructions

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:
Javeed Hadi
5485 Lake Ave.
Shoreview, MN 55126

COMPLETE THIS SECTION ON DELIVERY

A. Signature J Hadi Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery 5/14/16

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

2. Article Number (Transfer from service label) 7010 1870 0002 5038 0772



Minneapolis
City of Lakes

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: this property is under my management now and
I'd like to have a meeting to discuss proper actions to
get approved for Rental License

Date: 5/29/16 Property Address: 921 20th Ave NE, mpls, MN

Owner/Appellant's Name, Address, City, State, Zip:
Joseph Bochmer Homestead plus
14033 Commerce Ave NE Ste #300-315
Prior Lake, MN 55372

Signature: 

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.

0009603 11-24
Office AU # 1210(8)

CASHIER'S CHECK

0960302230

Remitter: HOMESTEAD PLUS LLC
Operator I.D.: u484758 u313406

May 09, 2016

PAY TO THE ORDER OF ***MINNEAPOLIS FINANCE DEPARTMENT***

Three hundred dollars and no cents

\$300.00

Payee Address:
Memo:

WELLS FARGO BANK, N.A.
5705 LOFTUS DR
SAVAGE, MN 55378
FOR INQUIRIES CALL (480) 394-3122

VOID IF OVER US \$ 300.00

Richard Levy
CONTROLLER

Security Features Included. Details on Back.

⑈0960302230⑈ ⑆121000248⑆4861 511798⑈

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 regulatory services 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 their authorized representatives at all times.
- (10) The licensee shall submit to the director of regulatory services 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 regulatory services 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.
- (24) An owner shall not have any violations of chapter 240 of this Code, adopting Minnesota State Statutes Chapter 144 and amendments thereto and Minnesota Rules, Chapter 4761 and amendments thereto, at any rental dwelling which they own or have an ownership interest. A violation of chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in a director's determination of noncompliance notice being sent, pursuant to [section] 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 chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to [section] 244.1940 of the Code, for the rental dwelling where the second violation occurred. (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; 2013-Or-161, § 47, 12-6-13; 2015-Or-073, § 1, 8-21-15)

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)