

CITY OF MINNEAPOLIS  
FOR THE DEPARTMENT OF  
REGULATORY SERVICES

---

In the matter of the Property  
Located at 1717/1719 – 26<sup>th</sup> Ave N  
In Minneapolis, MN  
Owned by James Baron

RENTAL LICENSE CONDITIONS  
AND STIPULATED AGREEMENT

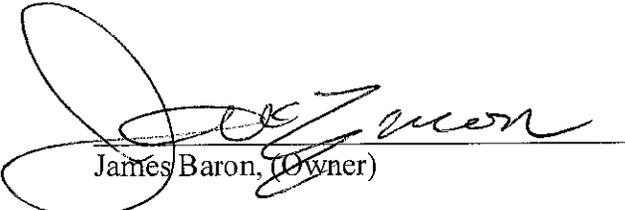
---

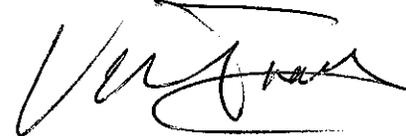
The above entitled matter came for a Rental License Conditions meeting on Tuesday, September 13, 2016 at 2:00 p.m. in conference room 411, located at 250 S. 4<sup>th</sup> Street, Minneapolis, Minnesota. The owner, James Baron was present, with City of Minneapolis representatives, Vu Tran and Calvin Belt.

Pursuant to negotiations between the City of Minneapolis and James Baron, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows James Baron to retain the rental license for the property located at 1717/1719 - 26th Ave N, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement:

1. The Respondent, James Baron, agrees to obtain required Mechanical Permits as required for compliance of RFS #15-1116929 (Unit 1719: kitchen sink illegally plumbed- P-trap required) within 30 days of signing this agreement.
2. The Respondent, James Baron, hereby agrees to get tenants' consent to allow re-inspections on 1717/1719 - 26th Ave N within 30 days of signing this agreement and to have all open housing orders abated. If Unit 1719 is still vacant, it is to remain vacant until all orders have been abated.
3. The Respondent, James Baron, hereby agrees to not allow any future delinquent taxes, citations or fees to exist relating to this property.

4. The Respondent, James Baron, hereby agrees to attend a Rental Property Owner's Workshop within 60 days of signing the Stipulated Agreement. Contact Minneapolis Police Department, Crime Prevention Analyst Luther Krueger at 612-673-5371 to sign up for the next available class (Wednesday, September 21: 6 pm– 9 pm or Saturday, ~~September~~ <sup>October</sup> 12: 10am-1pm).
5. The Respondent, James Baron, hereby agrees to keep the rental license current on his rental properties located in Minneapolis, MN.
6. The Respondent, James Baron, hereby agrees to comply with any written orders issued by Housing Inspections such that no administrative citation is required to obtain compliance.
7. The Respondent, James Baron, hereby agrees there will be no nuisance type violations on his managed or owned properties such as remove rubbish and brush or cut tall grass and weeds, so as the City has to send out a contractor to abate the order.
8. The Respondent, James Baron, 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".

  
James Baron, (Owner)

  
Vu Tran  
Administrative Enforcement Supervisor  
Housing Inspections

Dated: 9/13/16