

FINDINGS OF FACT

Tredis J. Adams is the listed owner of property at 3507 Queen Avenue N. in the City of Minneapolis. As the owner of this property Tredis J. Adams, in May of 2006, applied for and was awarded a rental license for the property. Tredis J. Adams was listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. Mr. Adams' listed address on the rental license application was 3208 West Lake Street, Minneapolis, MN.

On October 20, 2008, Housing Inspector Robin Utto conducted an inspection at the 3507 Queen Avenue N. address. Inspector Utto issued orders to Tredis J. Adams to repair/remove the gutters at the property, to repair the front shutter, to repair or replace the front door, to repair or remove the fence, to paint the wood fence, to properly wreck and remove the shed and to repair or replace the rear steps at the property. Mr. Adams was given until November 20, 2008, to comply with the written orders. On May 4, 2009, June 3, 2009, July 13, 2009 and August 12, 2009, inspections were completed which showed that the corrections were not made at the 3507 Queen Avenue N. address and administrative citations were issued in the amount of \$200.00, \$400.00, \$800.00 and \$1,600.00 respectively. On October 19, 2009, District Supervisor Angela Huguen attempted to contact the owner to discuss the issues at the property but was unable to connect with the owner.

Upon re-inspections on May 6, 2010, June 8, 2010, July 14, 2010, August 10, 2010, September 13, 2010, and October 25, 2010 the repairs had not been completed and administrative citations were issued in the amount of \$2,000.00 for each violation date. On December 3, 2010, a Notice of Director's Determination of Non-Compliance was sent to Tredis J. Adams at the listed addresses of 3507 Queen Avenue N. and 3208 West Lake Street, Minneapolis, MN., 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 3507 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 March 21, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Tredis Adams, at the listed address of 3208 West Lake Street, Minneapolis, MN, and the property was posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which he failed to do.