

FINDINGS OF FACT

Keith and Kitty Lynch are the listed owner of property at 3506 Girard Avenue N. in the City of Minneapolis. As the owner of this property Keith Lynch, in November of 2008, applied for and was awarded a rental license for the property. The rental license application lists Keith Lynch as the owner of the property and also as the person responsible for the maintenance and management of the property. Mr. Lynch's listed address on the rental license application was 3507 York Avenue N., Robbinsdale, MN.

On February 4, 2009, Housing Inspector Joy Parizek conducted an inspection at the 3506 Girard Avenue N. address. Inspector Parizek issued orders to Keith Lynch to repair or replace the gutters on the garage, to repair or replace the trim around the rear window and the siding on the southside of the dwelling, to prepare and paint the exterior wood trim on the dwelling. Mr. Lynch was given until June 1, 2009, to comply with the written orders. On December 3, 2009, an inspection was completed which showed that the repairs had not been made and a warning letter was issued on January 4, 2010, giving Mr. Lynch until May 15, 2010, to complete the required repairs. On August 17, 2010, an inspection was completed which showed that the repairs to the gutters, to the exterior trim and the exterior walls had not been completed and an administrative citation was issued in the amount of \$200.00. .

On February 4, 2009, Inspector Parizek also issued orders regarding the interior at the 3506 Girard Avenue N. address. Inspector Parizek ordered Mr. Lynch to repair or replace the broken glass in the dining room and 2nd floor stairway windows, to install faceplate covers in the basement and by the rear door, to repair or replace the 2nd floor bathroom sink waste pipe and to repair or replace the missing floor tile by the 2nd floor toilet. Mr. Lynch was given until March 4, 2009, to make the required repairs. Upon re-inspection on May 21, 2009, Inspector Parizek found that the plumbing repairs to the 2nd floor bathroom sink had not been made and issued a warning letter to Mr. Lynch giving him until June 1, 2009, to make the required repairs. Upon inspection on September 24, 2009, it was determined that the plumbing work had been completed but completed without permits and an administrative citation was issued in the amount of \$200.00. Re-inspections were conducted on December 28, 2009, April 9, 2010, May, 11, 2010 and August 25, 2010, and it was determined that Mr. Lynch had not obtained the permit for the completed plumbing repairs and administrative citations were issued in the amounts of \$400.00, \$8,000.00, \$1,600.00 and \$2,000.00 respectively.

On November 17, 2010, a Notice of Director's Determination of Non-Compliance was sent to Keith R. Lynch at the listed address of 3507 York Avenue N., Robbinsdale, 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 3506 Queen Avenue N., Minneapolis, MN. 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 Keith and Kitty Lynch, at the listed address of 3507 York Avenue N, Robbinsdale, 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.