

FINDINGS OF FACT

Roland Gerken is the owner of the property at the listed address of 2606 University Avenue N.E. As the owner of this property Mr. Gerken applied for and was awarded a rental license for the property. Mr. Gerken was listed as the agent/contact person on the rental license application.

On December 18, 2007, Housing Inspector Sarah Maxwell conducted an inspection of the property at the 2606 University Avenue N.E. address. On, December 20, 2007, Inspector Maxwell issued orders to the owner, Roland Gerken, requiring the owner to repair or replace the exterior wall of the dwelling, to repair or replace the deteriorating roof overhang of the dwelling, to prepare and paint the garage and to repair or replace the exterior door of the dwelling. The owner was given until June 1, 2008, to complete the required repairs. On June 10, 2008, Inspector Maxwell conducted an inspection and found that the violations were not corrected and on June 10, 2008, a warning letter was sent to the owner giving him until July 1, 2008, to complete the required repairs. On August 24, 2008, Inspector Maxwell conducted an inspection of the property and found that the violations were not corrected and on September 19, 2008, an administrative citation was issued in the amount of \$200.00. On October 23, 2008, Inspector Maxwell conducted a re-inspection of the property and found that the violations were not corrected and on November 5, 2008, an administrative citation was issued in the amount of \$400.00. On July 21, 2009, Inspector Maxwell conducted an inspection and found that the violations were not corrected and on July 24, 2009, an administrative citation was issued in the amount of \$800.00. On September 28, 2009, Inspector Maxwell conducted an inspection and found that the violations were not corrected and on September 30, 2009, an administrative citation was issued in the amount of \$1,600.00. On October 29, 2009, Inspector Maxwell conducted an inspection and found that the violations were not corrected and on November 4, 2009, an administrative citation was issued in the amount of \$2,000.00. As of January 28, 2010, the owner had not paid the administrative citations.

On January 28, 2010, a Notice of Director's Determination of Non-Compliance was sent to Ronald Gerken notifying him that there was a violation of M.C.O. § 244.1910 (11)(a), due to licensee be delinquent on financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process, on the rental property located at 2606 University Avenue N.E. Mr. Gerkin was given ten days to bring the property in compliance with M.C.O. § 244.1910. Mr. Gerkin failed to bring the property into compliance and on March 19, 2010, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Mr. Gerkin. The property was also posted with the notice of revocation. The owner was given fifteen (15) days to file an appeal which he failed to do.