

FINDINGS OF FACT

Mr. Walter E. Perez is the owner of property at the listed address of 3028 Elliot Avenue S. As the owner of this property Mr. Perez applied for and was awarded a rental license for the property. Mr. Perez listed Zoila Perez Llapa as the property manager and Zoila Llapa signed the rental license application taking responsibility for receiving all mailings from the Inspections Division.

On November 7, 1005, a Rental License Inspection was completed at the property. During the inspection it was discovered that the attic room at the property was being used as a habitable room illegally as the room did not meet the minimum requirements for a habitable room. In addition it was discovered that the basement of the property was being illegally occupied. The property was placarded for unlawful occupancy. A re-inspection occurred at the property on March 1, 2006, and the property was again posed for illegal occupancy and a Director's Determination of Noncompliance was sent to Mr. Perez and Zoila Llapa on March 7, 2006.

On March 23, 2006, the illegal occupancy orders were abated but further orders were written to remove the illegal appliances and other unpermitted work with a due date of May 23, 2006. Inspections were attempted on June 12, 2006, December 6, 2006, January 10, 2007, August 6, 2007 and November 26, 2007. The owner, his property manager and the tenants did not appear at any of the previously listed inspections. On May 23, 2008, an inspection was completed by Inspector Markeeta Keys, with access being granted by the owner, and it was discovered that the basement was being occupied with illegal bedrooms, furniture, bathroom, kitchen and appliances. The owner refused to grant Inspector Keys access to the attic.

On June 23, 2008 a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Mr. Perez and Zoila Llapa, based upon violation of Minneapolis Code of Ordinances § 244.1910 (3) unlawful occupancy and § 244.1910 (2) Rental dwelling units exceeding the maximum number allowed by Zoning.

Neither Walter Perez nor Zoila Llapa have filed an appeal of the Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License.