

FINDINGS OF FACT

Wellspring 1, LLC is the owner of the property at the listed address of 3345 20th Avenue S. As the owner of this property Wellspring 1, LLC applied for and was awarded a rental license for the property. Elizabeth A. Soll was listed as the agent/contact person on the rental license application.

On May 20, 2009, Housing Inspector Markeeta Keys conducted an inspection of the property at the 3345 20th Avenue S. address. On, May 22, 2009, Inspector Keys issued orders to the owner, Wellspring 1, LLC, requiring the owner to repair or replace the deteriorating roof overhang of the dwelling. The owner was given until June 21, 2009, to complete the required repairs. On June 24, 2009, Inspector Keys conducted an inspection and found that the violation was not corrected and on June 30, 2009, an administrative citation was issued in the amount of \$200.00. On August 6, 2009, Inspector Keys conducted a re-inspection of the property and found that the violation was not corrected and on August 11, 2009, an administrative citation was issued in the amount of \$400.00. On September 10, 2009, Inspector Keys conducted an inspection and found that the violation was not corrected and on October 13, 2009, an administrative citation was issued in the amount of \$800.00. On November 9, 2009, Inspector Keys conducted an inspection and found that the violation was not corrected and on November 12, 2009, an administrative citation was issued in the amount of \$1,600.00. On December 20, 2009, Inspector Keys conducted an inspection and found that the violation was not corrected and on January 11, 2010, an administrative citation was issued in the amount of \$2,000.00. As of January 29, 2010, the owner had not paid the administrative citations.

On January 29, 2010, a Notice of Director's Determination of Non-Compliance was sent to Elizabeth Soll notifying her that there was in 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 3345 20th Avenue S. Ms. Soll was given ten days to bring the property in compliance with M.C.O. § 244.1910. Ms. Soll 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 Wellspring 1, LLC and Elizabeth Soll.. The property was also posted with the notice of revocation. The owner was given fifteen (15) days to file an appeal which it failed to do.