



## Request for City Council Committee Action from the Department of Regulatory Services

Date February 5, 2009

To Public Safety & Regulatory Services Committee, the Honorable Don Samuels,  
Chairperson

Referral to City Council

**Subject Rental Dwelling License Revocation-828 – 22<sup>nd</sup> Avenue NE, Owner  
Pedro Llivichuzca**

**Recommendation :** On August 22, 2008, notice was sent to the owner, Pedro Llivichuzca, indicating that a recommendation to revoke the rental dwelling license for the property located at 818 22<sup>nd</sup> Avenue NE would be sent to the City Council. The owner Pedro Llivichuzca failed to appeal this recommendation. The two family dwelling has failed to meet the licensing standard for Required Inspections per Minneapolis Code of Ordinances 244.1910 (8), 244.2000 (c)

The Director of Inspections recommends that the City Council revoke the Rental Dwelling License at 828 22<sup>nd</sup> Avenue NE held by Pedro Llivichuzca. (See enclosed Evidence Packet and Findings of Fact)

**Previous Directives** None

Prepared or Submitted by Janine Atchison, District Manager 673-3715

Approved by: \_\_\_\_\_ Date \_\_\_\_\_  
JoAnn Velde, Deputy Dir., Housing Inspection Serv.

Approved by: \_\_\_\_\_ Date \_\_\_\_\_  
Henry Reimer, Director of Inspections

**Permanent Review Committee (PRC)** Approval \_\_\_\_\_ Not Applicable XX

**Note:** To determine if applicable see <http://insite/finance/purchasing/permanent-review-committee-overview.asp>

**Policy Review Group (PRG)** Approval \_\_\_\_\_ Date of Approval \_\_\_\_\_ Not Applicable XX

**Note:** The Policy Review Group is a committee co-chaired by the City Clerk and the City Coordinator that must review all requests related to establishing or changing enterprise policies.

Presenters in Committee (name, title) Janine Atchison, District Manager 673-3715.

**Financial Impact (Check those that apply)**

XX No financial impact (If checked, go directly to Background/Supporting Information).

\_\_\_\_ Action requires an appropriation increase to the \_\_\_\_ Capital Budget or \_\_\_\_ Operating Budget.

\_\_\_\_ Action provides increased revenue for appropriation increase.

\_\_\_\_ Action requires use of contingency or reserves.

\_\_\_\_ Business Plan: \_\_\_\_ Action is within the plan. \_\_\_\_ Action requires a change to plan.

\_\_\_\_ Other financial impact (Explain):

\_\_\_\_ Request provided to department's finance contact when provided to the Committee Coordinator.

**Community Impact (use any categories that apply) Not Applicable**

Neighborhood Notification

City Goals

Comprehensive Plan

Zoning Code

Other

**Background/Supporting Information attached:**

**See: Evidence packet, Findings of Fact**

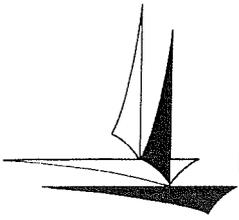
**Public Safety & Regulatory Services Committee**

Owner: Pedro Llivichuzca

RE: 828 22<sup>nd</sup> Ave NE

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**Minneapolis**  
City of Lakes

Regulatory Services  
Department

February 5, 2009

Housing Inspections  
Services Division

250 South 4th Street – Room 300  
Minneapolis, MN 55415-1316

Office 612 673-5826  
Fax 612 673-2314  
TTY 612 673-3300

**Owner**  
Pedro Llivichuzca  
828 – 22<sup>nd</sup> Avenue NEW  
Minneapolis, MN 55418

**Contact/Manager**  
Pablo Llivichuzca  
1334 Washington Street NE  
Minneapolis, MN 55413

**RE: 828 – 22<sup>nd</sup> Avenue NE**

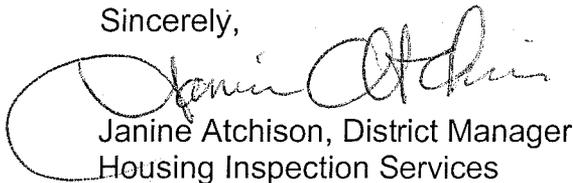
Dear Mr. Llivichuzca:

On August 22, 2008 you were notified of the City's intent to revoke the rental dwelling license for the property located at 828 22<sup>nd</sup> Avenue NE. You did not appeal the action.

The matter will be heard by the Public Safety & Regulatory Services Committee of the City Council on February 25, 2009, at 1:00 p.m. in room 317 of City Hall, 350 S. 5<sup>th</sup> St. Minneapolis.

You may wish to contact the City Clerk's office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call me at 673-3715.

Sincerely,



Janine Atchison, District Manager  
Housing Inspection Services

Encl.

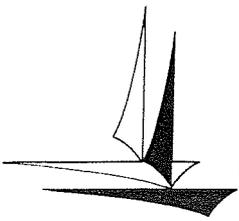
English- Attention. If you want help translating this information, call

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama  
612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo  
Iacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626



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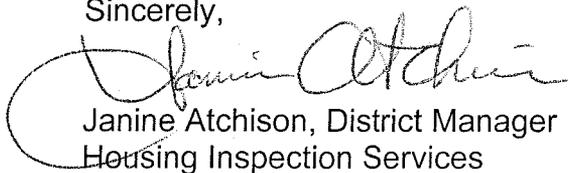
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**244.2000. Duties of licensee. Every holder of a rental dwelling license or provisional license shall:**

(a) Post his or her license certificate, along with any other required informational posting as approved by the director of inspections, when the certificate or required informational posting is received from the director of inspections. The certificate and required informational posting shall be conspicuously posted in a frame with transparent cover in a public corridor, hallway, or lobby of the dwelling for which it is issued. For other than multiple dwellings, the certificate shall be prominently posted at or near the front entrance of the building.

(b) Maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation, within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register. The register shall be available for review by the director or his or her authorized representatives at all times.

(c) Permit the director of inspections and his or her authorized representatives, either voluntarily or pursuant to an administrative or other warrant, to enter upon the premises for the purpose of conducting inspections to verify compliance with the housing maintenance code, and the fire, health, zoning and building codes of the city. Such inspections shall be made at such frequencies as the director in his or her sole judgment shall deem appropriate and necessary, and when practical shall provide reasonable advance notice to the license holder or a managing agent.

(d) The owner of any dwelling which is required to be licensed by this chapter shall, prior to the time of sale of said dwelling, notify the buyer in writing of all unabated orders and violation tags issued by the department of inspections pertaining to said dwelling, as well as the requirement of law that said dwelling, upon acquisition by a new owner, must be licensed with the director of inspections. A copy of the notification shall be mailed to the director of inspections within five (5) days of furnishing the notification to the buyer. If the dwelling is owned by a corporation, an officer of said corporation shall carry out the notification required by this section. If the property is owned by more than one person, a notification by one of the owners shall satisfy this section. For the purposes of this section, "time of sale" shall be construed to mean when a written purchase agreement is executed by the buyer or, in the absence of a purchase agreement, upon the execution of any document providing for the conveyance of a dwelling required to be licensed.

(e) Upon written order of the director of inspections or an authorized representative of the director, the licensee shall provide the director or authorized representative, within the ten (10) days, the following information: the number of dwelling, rooming, and shared bath units in the building, specifying for each unit, the floor number, and unit number and/or letter and/or designation.

(f) Submit current application information as required by section 244.1860 of this chapter. (90-Or-235, § 6, 9-14-90; 91-Or-016, § 1, 1-25-91; 97-Or-056, § 9, 6-27-97; 2007-Or-032, § 1, 5-11-07)

**244.1940. Denial; non-renewal; revocation; suspension.**

If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, the director shall mail the owner a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

- (1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).
- (2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.
- (3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.
- (4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.
- (5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.
- (6) The notice shall describe how an appeal may be filed under section 244.1960.
- (7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04)

**244.1930. Director's determination of noncompliance; notice.**

- (a) If the director of inspections determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner or the owner's agent. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 244.1910 or section 244.1920 and shall include a copy of the inspection report if applicable.
- (b) If the rental dwelling fails to meet one or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.
- (c) If the rental dwelling fails to meet the standards set forth in Section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.
- (d) Whenever a notice of noncompliance is issued under this section, the director of inspections shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.
- (e) The director of inspections shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99)

523804

Rental License Application  
INDIVIDUAL APPLICATION REQUIRED FOR EACH BUILDING  
PLEASE COMPLETE SECTIONS 1 THROUGH 9.

update

Property Information

Section 1

Full Rental Property Address: 828 22<sup>th</sup> Ave NE Mpls MN 55418 Property Identification Number (PIN): \_\_\_\_\_  
PIN can be found on property tax statement or at [www.2.co.hennepin.mn.us/pins/addsrch.jsp](http://www.2.co.hennepin.mn.us/pins/addsrch.jsp). Required for Condo Units

Number of Rental Units: 2 Dwelling Units 2 Rooming Units 2 Shared Bath Units 2 Condo Units

**DWELLING UNIT:** Any habitable room located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for sleeping, cooking and eating.

**SHARED BATH UNIT:** Dwelling unit which does not contain a bathroom.

**ROOMING UNIT:** Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking of meals.

**CONDO UNIT:** Any Dwelling unit within a Condominium, Townhouse or Coop Association.

Section 2

Owner Information

Business Name: \_\_\_\_\_  
(Required if Applicable)

Name of Natural Person: Pedro Llivichuzhca Date of Birth 03-29-59  
 Chief Operating Officer/Owner First MI (Required) Last (Required)

Daytime Phone (718) 384 7947 Evening Phone (718) 803 2312

Owner's Address 4137 Case St

City Elmurst NY County Queens State & Zip Code 11373 NY

Section 3

Person Responsible for Maintenance & Management of this Rental Property

Enter below the requested information for the natural person responsible for maintenance and management of this property. This person must reside within the 16-county metropolitan area of: ANOKA, CARVER, CHISAGO, DAKOTA, GOODHUE, HENNEPIN, ISANTI, LESUEUR, MCLEOD, RAMSEY, RICE, SCOTT, SHERBURNE, SIBLEY, WASHINGTON AND WRIGHT. This person may also be the appointed agent/contact person for the property. A post office box or commercial mail service box are not acceptable as an address for such person. SECTION 244.1840 MINNEAPOLIS CODE OF ORDINANCES.

Name of Property Manager: Pablo Llivichuzhca Date of Birth 02-21-76  
 First MI Last (Required)

Daytime Phone (612) 9688813 Evening Phone ( ) Same

Address 1334 Washington St NE

City Mpls County Hennepin State & Zip Code MN 55413

Section 4

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND I UNDERSTAND ALL MAILINGS FROM INSPECTIONS DIVISION INCLUDING THE ANNUAL RENTAL LICENSE BILLING STATEMENT WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON UNLESS INSPECTIONS DIVISION IS NOTIFIED OF ANY CHANGES.

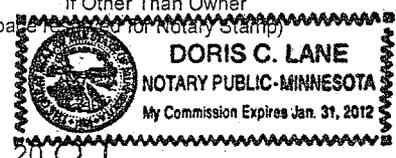
Signature of Owner \_\_\_\_\_ Date \_\_\_\_\_

Signature of Person responsible for Maintenance/Mgmt \_\_\_\_\_  
must be notarized. If Other Than Owner (Space for Notary Stamp)

Signature of Property Manager if other than owner \_\_\_\_\_ Date 11/08/07

Subscribed and sworn to before me on this 08 day of November, 2007  
Doris C Lane, Notary Public, Hennepin County

**Caution:** Your signature as Property Manager on this form will make you responsible for the maintenance and management of this rental property.



New Owners: Attached proof of ownership (i.e. copy of Certificate of Real Estate Value or HUD Statement or Bill of Sale)

**Section 5**

Please check the appropriate boxes below:

- I certify that there are no delinquent property taxes for this rental dwelling.
- I certify that there are no delinquent assessments for this rental dwelling.
- I certify that there are no active arrest warrants for a Minneapolis Maintenance Code or Zoning Code violation pertaining to any property on which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.

**Section 6**

The licensee shall maintain a current register of all tenants and other persons with a lawful right to occupancy to a dwelling unit and the corresponding floor number, and unit number, and/or designation of such within the building.

Address where tenant register is kept:

**Section 7**

**RENTAL LICENSE BUILDING SCHEME**

- If this property is single family dwelling, check here.
- If this property is a duplex, check here. Is either unit owner occupied? yes (yes or no)

How is each unit addressed? Unit #1 1st Floor

Circle the unit that is owner occupied (if applicable) Unit #2 2nd Floor  
(Building scheme not required for single family or duplex dwelling.)

- If this rental is a swelling unit (s) within a townhouse, condo, or coop association check here. Completion of Section 8 is required.
- If this property is a leasehold coop, check here. Completion of Section 9 required.
- If this property is a 3 or more dwelling/rooming/shared bath units check here. Completion of Section 9 required.

**Section 8**

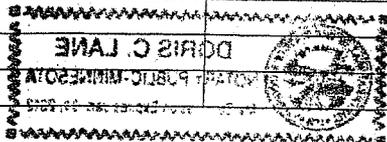
**CONDOMINIUM, TOWNHOUSE, COOP ASSOCIATION BUILDING SCHEME**

For rentals within a condominium, townhouse, coop or leasehold coop association please use the grid below to indicate the address, unit numbers and property identifications number (PIN) for each rental dwelling you are licensing within the association.

**Section 8 - continued**

Building Address:

Unit Number	Property Identification Number





**Section 10**

**Rental License Fees**

**Fee Amounts per Building:** The annual license fee for a rental dwelling license or provisional license is \$57.00 for the first rental dwelling unit and \$19.00 for each additional rental dwelling unit under common ownership in the same building. The licensing billing period is between **September 1<sup>st</sup> through August 31<sup>st</sup>**. New owners who have purchased their property after April 1<sup>st</sup> (during second half of license year) shall pay the prorated fee of 50%. A change in ownership shall require a new license application and payment of the license fee. **New owners: Attach proof of ownership (i.e. Copy of Certificate of Real Estate Value or HUD Statement or Bill of Sale).** Operation of an unlicensed dwelling unit shall be subject to an additional administrative fee of two hundred fifty dollars (\$250.00) for the first dwelling unit, and twenty dollars (\$20.00) for each additional dwelling unit under common ownership in the same building. This fee shall be in addition to any other appropriate enforcement action or fees due. This fee shall apply 60 days after owner closes the sale of the rental property.

**FEE MUST ACCOMPANY APPLICATION**

**Make checks payable to:**

**Mail to:**

Minneapolis Finance Department  
 Department of Regulatory Services  
 Inspections Division  
 250 South 4<sup>th</sup> Street Room 300  
 Minneapolis, MN 55415 55415-1373

**Section 11**

**Important Information**

Section 244.2010: Every Licensee shall promptly notify the Department of Inspections of any changes in the names, addresses and other information concerning the person listed in the last license application filed with the department.  
 Section 244.2000(d): The owner of any dwelling which is required to be licensed by this chapter shall prior to the time of sale of said dwelling, notify the buyer in writing of all unabated orders and violation tags issued by the Department of Inspections pertaining to said dwelling, as well as the requirement of law that said dwelling, upon acquisitions by a new owner, must be licensed with the Director of Inspections. A copy of the notification shall be mailed to the Director of Inspections within five (5) days of furnishing the notification to the buyer. If the dwelling is owned by a corporation, an officer of said corporation shall carry out the notification required by this section. If the property is owned by more than one person, a notification by one of the owners shall satisfy this section. For the purpose of this section, "time of sale" shall be construed to mean when a written purchase agreement is executed by the buyer or, in the absence of a purchase agreement, upon the execution of any document providing for the conveyance of a dwelling required to be licensed.

**Section 12**

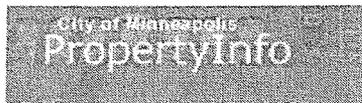
**For Office Use Only**

License/Provisional Number .....  
 Operator .....  
 Date Processed .....  
 Fee Amount Paid .....

523804  
1/18/07  
\$85.50

New Construction/Certificate of Occupancy  
 Code Compliance  
 New Owner  
 Other \_\_\_\_\_

Conversion  
 Response to RFS  
 Update Only



[Address Search](#) > [Address List](#) > - Select a Report -

### General Information

**Master Address:** 828 22nd Ave Ne Minneapolis, MN 55418

**PID:** 1102924410100 **Map It**

<a href="#">Property Reports:</a> <a href="#">Valuation History</a> <a href="#">Business Licenses</a> <a href="#">Structure Information</a> <a href="#">Inspection Permits</a> <a href="#">Truth in Sale of Housing</a> <a href="#">Housing Violations</a> <a href="#">Special Assessments</a> <a href="#">Police Incidents</a> <a href="#">Zoning Permits</a>	<b>Taxpayer</b>	Pedro Llivichuzca 828 22nd Ave N E Minneapolis Mn 55418
	<b>Owner</b>	Pedro Llivichuzca
	<b>Last Sale</b>	12/7/2001
	<b>Lot Size</b>	6,006
	<b>Property Tax</b>	Click for <a href="#">current tax data</a> . (Link opens in new browser window.)
	<b>Tract/Block</b>	18/210
	<b>Neighborhood</b>	Holland
	<b>Ward</b>	1
	<b>Zone</b>	R2B/Two Family District(`99)
	<b>Assessor Land Use</b>	MFRS
	<b>Addition</b>	
	<b>Homestead</b>	Homestead
	<b>Rental License Status/Decision</b>	Open / Provision
	<b>Registered</b>	
<b>Active Parcel Flags</b>	<b>Date Entered</b>	
License In Review (Hsng)	12/5/2005	

PropertyInfo - Property Information System 5.0 rev: 18  
 Business Information Services Department - Web Services Group, 673-3367

## FINDINGS OF FACT

Mr. Pedro Llivichuzca is the owner of property at the listed address of 828 22<sup>nd</sup> Ave. N.E. As the owner of this property Mr. Llivichuzca applied for and was awarded a rental license for the property with a Mr. Pablo Llivichuzca listed as the person responsible for the maintenance and management of the property.

On November 14, 2007, a Rental License Inspection was completed at the property. On November 15, 2007, orders were issued by Inspector Waulters to Pablo Llivichuzca to correct violations at the property which included installation of guardrails and to obtain permits for all plumbing work in the basement for kitchen and bathroom. Re-inspections occurred on December 17, 2007, February 20, 2008 and April 17, 2008. At all of the previous listed re-inspections neither the owner nor the contact/manager appeared at the property. The tenants allowed access for the re-inspections which showed that the violations had not been corrected and a \$200.00 administrative citation was issued for non-compliance after the April 17, 2008 inspection.

On June 10, 2008, a re-inspection notice was sent for an appointment on July 7, 2008. A re-inspection was not able to be conducted as the neither the owner nor the contact/manager appeared for the re-inspection and the tenant informed Inspector Waulters that they no longer had access to the basement. A no-show letter was sent to for an appointment on July 30, 2008. The re-inspection was not able to be conducted as the owner and contact/manager again failed to appear and the tenant did not have access to the basement.

On July 30, 2008, after re-inspection was unable to be conducted a Director's Determination of Non-Compliance was sent, by Inspector Waulters, to the owner and the contact/manager with a due date for compliance set for August 11, 2008. Neither the owner nor the contact/manager contacted Inspector Waulters to set up a re-inspection of the property.

On August 22, 2008, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Mr. Pedro Llivichuzca and Mr. Pablo Llivichuzca based upon violation of Minneapolis Code of Ordinances § 244.1910 (8) Licensee has not allowed required inspection of unit(s) M.C.O. § 244.2000(c).

On October 17, 2008 Janine Atchison attempted to contact the owner and contact/manager and left voice-mail messages. As of January 15, 2009 there has been no response from the owner or the contact/manager.

City of Minneapolis  
Inspections Division  
Housing Inspection Services  
300 Public Service Center  
250 South 4<sup>th</sup> Street  
Minneapolis, MN 55415

PABLO LLIVICHUZCA

1334 WASHINGTON STREET NE  
MINNEAPOLIS, MN 55413

15-NOV-07  
**RFS #07-0606035**

**RE: 828 22ND AVE NE**

On **14-NOV-07**, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances. Please make the corrections listed below by the due dates. After the due dates, a reinspection will be done to insure all violations have been corrected.

Keeping up our properties sends a signal that we care about our neighborhoods and about each other. We believe that caring about our neighborhoods helps us resist crime. Minneapolis Inspections will give special attention to all Minneapolis neighborhoods.

If all violations have been corrected, no reinspection fee will be charged. If violations are not corrected you will be required to pay a one hundred dollar (\$100.00) fee for any subsequent inspection, except those that are exempt. You may also face legal action.

Note to owners of single family rental properties: Any tax preference that you now have as a result of the 4bb tax program may be lost due to non-compliance with this order. Your property tax in forthcoming years will be significantly higher if this property is found to have past due housing code orders

The following corrections are required:

**Install required exterior handrails for all attached steps to this dwelling whenever there are four (4) or more risers. Handrails shall be grippable with a circular one and one-quarter (1 1/4) inch to two and five-eighths (2 5/8) inches cross section. State building code NMS**

***Our Mission:** To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

requires that new installations be within thirty-four (34) to thirty-eight (38) inches above the nose of the treads. Minneapolis Code of Ordinances 244.550 and 244.960. Violation Text 158.

**Inspector's Comments: SOUTHWEST CORNER OF HOUSE. REQUIRED ON BOTH SIDES OF STEPS.**

**Due Date: 14-DEC-2007**

New installations or replacements of guardrails shall be in compliance with the State Building Code, thirty-six (36) inches high for a single family dwelling or duplex and forty-two (42) inches high for multiple dwellings and such that an object four (4) inches in diameter will not pass through. Minneapolis Code of Ordinances 244.555. Violation Text 156.

**Inspector's Comments: TO BASEMENT**

**Due Date: 14-DEC-2007**

**Housing Violation: Violation Text 799.**

**Inspector's Comments: OBTAIN PERMITS FOR ALL PLUMBING WORK IN BASEMENT FOR KITCHEN AND BATHROOM IN ACCORDANCE TO THE MPLS CODE OF ORDINANCE 85.20 OR REMOVE AND CAP.**

**Due Date: 14-DEC-2007**

If you have any questions or need assistance in understanding the listed corrections, please call me:

**JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497**

**Beginning November 7<sup>th</sup>; 2006 Housing Inspections will maintain limited office hours from 12:00 PM to 4:30 PM on Tuesdays**

Every Tuesday, beginning on November 7<sup>th</sup>, 2006, Housing Inspections Services Office will maintain limited hours of operation. On Tuesdays the office hours will be from 12:00 p.m. – 4:30 p.m. to allow for staff training and to work on projects identified in the department's business plan. Housing Inspections Services office will maintain normal hours of operations, 8 a.m. – 4:30 p.m. Monday, Wednesday, Thursday & Friday.

NMS

***Our Mission:** To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

**Resource Information:**

The Greater Metropolitan Housing Corporation, (612) 378-7985, has information about home and rental property improvement loans. You may also contact CEE Financial Resources at 612-335-5884 or 651-731-2626 or Neighborhood Housing Services at 612-521-3581. You may also contact your neighborhood organization to inquire about money or assistance from other sources.

**Permit Information:**

If it was indicated that you need a permit for any repairs, then you or your contractor must obtain a permit through our Plan Review section at 250 South 4<sup>th</sup> Street, Room 300. You may want to bring this letter for clarification.

**Code Information:**

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ▶ Minneapolis Public Library, Government Documents Section
- ▶ City Clerk's Office, Room 304 City Hall, 350 South 5<sup>th</sup> Street

The code is also available through the Internet using the Minneapolis home page, [www.ci.minneapolis.mn.us](http://www.ci.minneapolis.mn.us)

Below are the steps to guide you through the web page:

- ▶ Go to Frequently Requested Information
- ▶ Select City Charter/Code of Ordinances
- ▶ Click on the Continue Button
- ▶ Enter your subject or ordinance code and click on Send Query

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5850 for an appeal form. You must file the form within 15 days of the date of this letter.

Thank you for your attention to the above mentioned violations.

JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497

**English- Attention. If you want help translating this information, call:**

**Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700**

**Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500**

**Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800**

NMS

***Our Mission:** To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

NMS

***Our Mission:*** *To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

CITY OF MINNEAPOLIS  
INSPECTIONS DIVISION  
HOUSING MAINTENANCE SECTION  
300 PUBLIC SERVICE CENTER  
250 SOUTH 4TH STREET  
MINNEAPOLIS, MINNESOTA 55415

## FINAL WARNING LETTER

PABLO LLIVICHUZCA

1334 WASHINGTON STREET NE  
MINNEAPOLIS, MN 55413

25-FEB-08

Request Number: 07-0606035

Re: 828 22ND AVE NE

**Upon Re-inspection of the attached orders on 20-FEB-08, I found that the violations listed below have not been corrected. Another inspection will be made after 20-MAR-08. Due to weather related conditions, the due date to remedy the violation/s listed below has been extended. You must remedy the violation/s by the new due date to avoid further re-inspection fees, or escalating administrative fines.**

The following corrections are required:

**Install required exterior handrails for all attached steps to this dwelling whenever there are four (4) or more risers. Handrails shall be grippable with a circular one and one-quarter (1 1/4) inch to two and five-eighths (2 5/8) inches cross section. State building code requires that new installations be within thirty-four (34) to thirty-eight (38) inches above the nose of the treads. Minneapolis Code of Ordinances 244.550 and 244.960. Violation Text 158.**

**Inspector's Comments: SOUTHWEST CORNER OF HOUSE. REQUIRED ON BOTH SIDES OF STEPS.**

**Original Due Date: 14-DEC-2007**

**New installations or replacements of guardrails shall be in compliance with the State Building Code, thirty-six (36) inches high for a single family dwelling or duplex and forty-two (42) inches high for multiple dwellings and such that an object four (4) inches in diameter will not pass through. Minneapolis Code of Ordinances 244.555. Violation Text 156.**

**Inspector's Comments: TO BASEMENT**

**Original Due Date: 14-DEC-2007**

**Housing Violation: Violation Text 799.**

**Inspector's Comments: OBTAIN PERMITS FOR ALL PLUMBING WORK IN BASEMENT FOR KITCHEN AND BATHROOM IN ACCORDANCE TO THE MPLS CODE OF ORDINANCE 85.20 OR REMOVE AND CAP.**

**Original Due Date: 14-DEC-2007**

Your prompt cooperation in attending to the item(s) above would be appreciated.

**Resource Information:**

The Greater Metropolitan Housing Corporation, (612) 378-7985, has information about home and rental property improvement loans. You may also contact your neighborhood organization to inquire about money or assistance from other sources.

**Permit Information:**

If it was indicated that you need a permit for any repairs, then you or your contractor must obtain a permit through our Plan Review section at 250 South 4<sup>th</sup> Street, Room 300. You may want to bring this letter for clarification.

If you have ANY questions about these orders, or if you are not the owner, agent or occupants, please call the inspector (whose name and number are at the end of these orders). If you are unable to reach the inspector during the time stated below, you may leave a message at any time by calling the same number.

**Beginning in January 2008, Housing Inspections will observe the following office hours: 8:00-3:30 Monday, Tuesday, Wednesday & Friday and 9:00-3:30 on Thursday.**

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ▶ Minneapolis Public Library, Government Documents Section
- ▶ City Clerk's Office, Room 304 City Hall, 350 So. 5<sup>th</sup> St.

The code is also available through the Internet using the Minneapolis Home Page, [www.ci.minneapolis.mn.us](http://www.ci.minneapolis.mn.us). Below are the steps to guide you through the web page:

- ▶ Go to Frequently Requested Information
- ▶ Select City Charter/Code of Ordinances
- ▶ Click on the Continue Button
- ▶ Enter your subject or ordinance code and click on Send Query

ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS.  
JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497

English- Attention. If you want help translating this information, call:

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

HSG

CITY OF MINNEAPOLIS  
 INSPECTIONS DIVISION  
 HOUSING MAINTENANCE SECTION  
 300 PUBLIC SERVICE CENTER  
 250 SOUTH 4TH STREET  
 MINNEAPOLIS, MINNESOTA 55415

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

21-APR-08

PABLO LLIVICHUZCA

1334 WASHINGTON STREET NE  
 MINNEAPOLIS, MN 55413

**Violation number:** 07-0606035  
**Violation Location:** 828 22ND AVE NE  
**Violation Date:** 17-APR-08

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:**

- INSTALL EXT HANDRAIL
- NEW GUARDRAILS
- INSP CHOICE - HOUSING

**FINE:** \$200 (If not paid by 16-MAY-08 a 10% late payment fee will be added)

**Officer or Inspector:** JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 828 22ND AVE NE	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 16-MAY-08	<b>Amount Due</b> <b>Now</b> \$200
<b>Please write this number on your check:</b> 07-0606035		Amount Due After: 16-MAY-08 \$ 220	

**SPECIAL ASSESSMENT**

Entry | Action | Fee Calc | Payments | Summary | **Code Enforcement** | People | Reports | Related Docs

Address: 828 22ND AVE NE      APN: 1102924410100      Date: 15-NOV-07 09:58 AM      By: NMS

RFS	Problem	Violation	Levy #	Levy Year	Job Date	JobFee	InspDate	By	InspFee	EntBy
07-0606035	HSNGLIC	H-ADMIN CIT	1089	2008	17-JUN-2008	\$ .00	17-APR-2008	JOD	\$220.00	KXJ
Comments: UNPAID \$200 CITATION					Stat: ASSESSED	CurrTot: 220.00	OrigTot: 220.00			
08-0621364	HSNG	021	1080	2008	25-APR-2008	\$88.08	24-APR-2008	LAR	\$100.00	SLH
Comments: REMOVE BOARDS, BROKEN WINDOWS, GLASS, BL					Stat: ASSESSED	CurrTot: 188.08	OrigTot: 188.08			
06-0480976	HSNGLIC	H-REIN FEE	1097	2008	26-DEC-2007	\$ .00	26-DEC-2007	JOD	\$150.00	SXL
Comments:					Stat: ASSESSED	CurrTot: 150.00	OrigTot: 150.00			

Totals:	Pending	Assessed	Cancelled	Paid	Hearing Info.	Contractor Info.
		\$6,298.41	\$310.00		Notes	

**Violator**

Name:	PABLO LLIVICHUZCA	Phone:	612-968-8813	Select violator from: Responsible Party Property owner Property contacts
Address:	1334 WASHINGTON STREET NE	Home:		
City, St:	MINNEAPOLIS MN      Zip: 55413	Work:		
		Role:	RNTL CONT	

City of Minneapolis  
Inspections Division  
Housing Inspection Services  
300 Public Service Center  
250 South 4<sup>th</sup> Street  
Minneapolis, MN 55415

PEDRO LLIVICHUZCA

828 22ND AVENUE N.E.  
MINNEAPOLIS, MN 55418

15-MAR-07

Request Number RFS # 07-0553716

**RE: 828 22ND AVE NE**

On 15-MAR-07, I ~~inspected an~~ inspection of your property at the above address disclosed conditions that are and found violations of Minneapolis Code of Ordinances. Please make the corrections listed below by the due dates. After the due dates, ~~I will do a~~ reinspection will be done to insure all violations have been corrected. ~~one free inspection~~

Keeping up our properties sends a signal that we care about our neighborhoods and about each other. We believe that caring about our neighborhoods helps us resist crime. Minneapolis Inspections will give special attention to all Minneapolis neighborhoods.

If all violations have been corrected, no reinspection fee will be charged. If violations are not corrected you will be required to pay a one hundred dollar (\$100.00) fee for any subsequent inspection, except those that are exempt. You may also face legal action.

Note to owners of single family rental properties: Any tax preference that you now have as a result of the 4bb tax program may be lost due to non-compliance with this order. Your property tax in forthcoming years will be significantly higher if this property is found to have past due housing code orders

~~Here are the~~ The following corrections are required ~~corrections you must make:~~

**Your rental license application is no longer valid. Submit a current and complete rental license application. Please fill out sections one (1) through seven (7). If this is a unit(s) located within a condominium, townhouse, co-op or leasehold co-op association, AAR**

***Our Mission:** To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

**please complete section eight (8). If this is a property with three (3) or more dwelling units, you must complete section nine (9). Minneapolis Code of Ordinances 244.1810, 244.1840, 244.1860, 244.1910, 244.2000 and 244.2010. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 181. SUBMITTING AN UPDATED APPLICATION DOES NOT REQUIRE PAYMENT OF FEE. RENTAL LICENSING FEES ARE DUE ANNUALLY ON OCTOBER 1.**

**Inspector's Comments: PROVIDE CURRENT CONTACT PERSON INFORMATION NOW THAT OWNER RESIDES IN NEW YORK.**

**Due Date: 30-MAR-2007**

If you have any questions or need assistance in understanding the listed corrections, please call me:

**JODY, HOUSING INSPECTOR II, Phone: (612) 685-8497**

**Beginning November 7<sup>th</sup>; 2006 Housing Inspections will maintain limited office hours from 12:00 PM to 4:30 PM on Tuesdays**

Every Tuesday, beginning on November 7<sup>th</sup>, 2006, Housing Inspections Services Office will maintain limited hours of operation. On Tuesdays the office hours will be from 12:00 p.m.– 4:30 p.m. to allow for staff training and to work on projects identified in the department's business plan. Housing Inspections Services office will maintain normal hours of operations, 8 a.m. – 4:30 p.m. Monday, Wednesday, Thursday & Friday.

**Resource Information:**

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**Permit Information:**

If it was indicated that you need a permit for any repairs, then you or your contractor must obtain a permit through our Plan Review section at 250 South 4<sup>th</sup> Street, Room 300. You may want to bring this letter for clarification.

**Code Information:**

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ▶ Minneapolis Public Library, Government Documents Section

AAR

***Our Mission:** To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

- ▶ City Clerk's Office, Room 304 City Hall, 350 South 5<sup>th</sup> Street

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Below are the steps to guide you through the web page:

- ▶ Go to Frequently Requested Information
- ▶ Select City Charter/Code of Ordinances
- ▶ Click on the Continue Button
- ▶ Enter your subject or ordinance code and click on Send Query

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5850 for an appeal form. You must file the form within 15 days of the date of this letter.

Thank you for your attention to the above mentioned violations.

JODY, HOUSING INSPECTOR II, Phone: (612) 685-8497

<p><b>English- Attention. If you want help translating this information, call:</b></p> <p><b>Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700</b></p> <p><b>Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500</b></p> <p><b>Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800</b></p> <p><b>Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626</b></p>
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AAR

***Our Mission:** To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

CITY OF MINNEAPOLIS  
INSPECTIONS DIVISION  
HOUSING MAINTENANCE SECTION  
300 PUBLIC SERVICE CENTER  
250 SOUTH 4TH STREET  
MINNEAPOLIS, MINNESOTA 55415

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
For information on how to respond to this citation, see the reverse side of this form.

16-AUG-07

PEDRO LLIVICHUZCA

828 22ND AVENUE N.E.  
MINNEAPOLIS, MN 55418

**Violation number:** 07-0553716  
**Violation Location:** 828 22ND AVE NE  
**Violation Date:** 08-AUG-07

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:**

- RENTAL CONTACT PERSON

**FINE:** \$200 (If not paid by 10-SEP-07 a 10% late payment fee will be added)

**Officer or Inspector:** JODY, HOUSING INSPECTOR II, Phone: (612) 685-8497

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 828 22ND AVE NE	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 10-SEP-07	<b>Amount Due</b> <b>Now</b> \$200
<b>Please write this number</b> <b>on your check:</b> 07- 0553716		Amount Due After: 10-SEP-07 \$ 220	

CITY OF MINNEAPOLIS  
 INSPECTIONS DIVISION  
 HOUSING MAINTENANCE SECTION  
 300 PUBLIC SERVICE CENTER  
 250 SOUTH 4TH STREET  
 MINNEAPOLIS, MINNESOTA 55415

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

28-SEP-07

PEDRO LLIVICHUZCA

828 22ND AVENUE N.E.  
 MINNEAPOLIS,MN 55418

**Violation number:** 07-0553716  
**Violation Location:** 828 22ND AVE NE  
**Violation Date:** 12-SEP-07

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:**

- RENTAL CONTACT PERSON

**FINE:** \$400 (If not paid by 23-OCT-07 a 10% late payment fee will be added)

**Officer or Inspector:** JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 828 22ND AVE NE	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 23-OCT-07	<b>Amount Due</b> <b>Now</b> \$400
<b>Please write this number on your check:</b> 07-0553716		Amount Due After: 23-OCT-07 \$ 440	

CITY OF MINNEAPOLIS  
INSPECTIONS DIVISION  
HOUSING MAINTENANCE SECTION  
300 PUBLIC SERVICE CENTER  
250 SOUTH 4TH STREET  
MINNEAPOLIS, MINNESOTA 55415

## ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
For information on how to respond to this citation, see the reverse side of this form.

02-NOV-07

PEDRO LLIVICHUZCA

828 22ND AVENUE N.E.  
MINNEAPOLIS, MN 55418

**Violation number:** 07-0553716  
**Violation Location:** 828 22ND AVE NE  
**Violation Date:** 24-OCT-07

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:**

- RENTAL CONTACT PERSON

**FINE:** \$800 (If not paid by 27-NOV-07 a 10% late payment fee will be added)

**Officer or Inspector:** JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

### ADMINISTRATIVE CITATION BILLING STATEMENT

<b>Location:</b> 828 22ND AVE NE	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 27-NOV-07	<b>Amount Due</b> <b>Now</b> \$800
<b>Please write this number on your check:</b> 07-0553716		Amount Due After: 27-NOV-07 \$ 880	

**SPECIAL ASSESSMENT**

Entry | Action | Fee Calc | Payments | Summary | **Code Enforcement** | People | Reports | Related Docs

Address: 828 22ND AVE NE      APN: 1102924410100      Date: 15-MAR-07 11:51 AM      By: AAR

RFS	Problem	Violation	Levy #	Levy Year	Job Date	Job Fee	Insp Date	By	Insp Fee	Ent By
07-0553716	HSNGLIC	H-ADMIN CIT	1089	2008	26-OCT-2007	\$ .00	12-SEP-2007	JOD	\$440.00	DGA
Comments:		UNPAID CITATION		Stat:	ASSESSED	CurrTot:	440.00	OrigTot:	440.00	
07-0553716	HSNGLIC	H-ADMIN CIT	1089	2007	11-SEP-2007	\$ .00	08-AUG-2007	JOD	\$220.00	CLH
Comments:		UNPAID CITATION		Stat:	ASSESSED	CurrTot:	220.00	OrigTot:	220.00	
07-0563070	HSNG	011	1081	2007	11-JUN-2007	\$10.00	09-JUN-2007	LAR	\$ .00	SLH
Comments:		CUT GRASS/WEEDS		Stat:	CANCELLED	CurrTot:	10.00	OrigTot:	10.00	

Totals:	Pending	Assessed	Cancelled	Paid	Hearing Info.	Contractor Info.
		\$6,298.41	\$310.00		Notes	

**Violator**

Name:	PEDRO LLIVICHUZCA	Phone:	612-281-6101	Select violator from: Responsible Party Property owner Property contacts
Address:	828 22ND AVENUE N.E.	Home:		
City, St:	MINNEAPOLIS MN	Work:		
Zip:	55418	Role:	RNTL CONT	

**SPECIAL ASSESSMENT**

Entry | Action | Fee Calc | Payments | Summary | **Code Enforcement** | People | Reports | Related Docs

Address: 828 22ND AVE NE APN: 1102924410100 Date: 15-MAR-07 11:51 AM By: AAR

RFS	Problem	Violation	Levy #	Levy Year	Job Date	JobFee	InspDate	By	InspFee	EntBy
07-0553716	HSNGLIC	H-ADMIN CIT	1089	2008	26-OCT-2007	\$0.00	12-SEP-2007	JOD	\$440.00	DGA
Comments: UNPAID CITATION					Stat: ASSESSED	CurrTot: 440.00	OrigTot: 440.00			
07-0553716	HSNGLIC	H-ADMIN CIT	1089	2007	11-SEP-2007	\$0.00	08-AUG-2007	JOD	\$220.00	CLH
Comments: UNPAID CITATION					Stat: ASSESSED	CurrTot: 220.00	OrigTot: 220.00			
07-0563070	HSNG	011	1081	2007	11-JUN-2007	\$10.00	09-JUN-2007	LAR	\$0.00	SLH
Comments: CUT GRASS/WEEDES					Stat: CANCELLED	CurrTot: 10.00	OrigTot: 10.00			

Totals:	Pending	Assessed	Cancelled	Paid	Hearing Info.	Contractor Info.
		\$6,298.41	\$310.00		Notes	

**Violator**

Name:	PEDRO LLIVICHUZCA	Phone:	Home: 612-281-6101	Select violator from: Responsible Party Property owner Property contacts
Address:	828 22ND AVENUE N.E.	Work:		
City, St:	MINNEAPOLIS MN Zip: 55418	Role:	RNTL CONT	

**SPECIAL ASSESSMENT**

Entry | Action | Fee Calc | Payments | Summary | **Code Enforcement** | People | Reports | Related Docs

Address: 828 22ND AVE NE APN: 1102924410100 Date: 15-MAR-07 11:51 AM By: AAR

RFS	Problem	Violation	Levy #	Levy Year	Job Date	JobFee	InspDate	By	InspFee	EntBy
07-0553716	HSNGLIC	H-ADMIN CIT	1089	2008	30-NOV-2007	\$ .00	24-OCT-2007	JOD	\$880.00	DGA
Comments: UNPAID CITATION					Stat: ASSESSED	CurrTot: 880.00	OrigTot: 880.00			
06-0480976	HSNGLIC	H-ADMIN CIT	1089	2008	29-OCT-2007	\$ .00	12-SEP-2007	JOD	\$1,760.00	DGA
Comments: UNPAID CITATION					Stat: ASSESSED	CurrTot: 1,760.00	OrigTot: 1,760.00			
07-0553716	HSNGLIC	H-ADMIN CIT	1089	2008	26-OCT-2007	\$ .00	12-SEP-2007	JOD	\$440.00	DGA
Comments: UNPAID CITATION					Stat: ASSESSED	CurrTot: 440.00	OrigTot: 440.00			

Totals:	Pending	Assessed	Cancelled	Paid	Hearing Info.	Contractor Info.
		\$6,298.41	\$310.00		Notes	

**Violator**

Name:	PABLO LLIVICHUZCA	Phone:	Home: 612-968-8813	Select violator from: Responsible Party Property owner Property contacts
Address:	1334 WASHINGTON STREET NE	Work:		
City, St:	MINNEAPOLIS MN Zip: 55413	Role:	RNTL CONT	

City of Minneapolis  
Inspections Division  
Housing Inspection Services  
300 Public Service Center  
250 South 4<sup>th</sup> Street  
Minneapolis, MN 55415

PEDRO LLIVICHUZCA

828 22ND AVENUE N.E.  
MINNEAPOLIS, MN 55418

18-APR-06

Request Number RFS # 06-0480976

**RE: 828 22ND AVE NE**

On **17-APR-06**, I inspected an inspection of your property at the above address disclosed conditions that are and found violations of Minneapolis Code of Ordinances. Please make the corrections listed below by the due dates. After the due dates, I will do a reinspection will be done to insure all violations have been corrected. ~~one free inspection~~

If all violations have been corrected, no reinspection fee will be charged. If violations are not corrected you will be required to pay a one hundred dollar (\$100.00) fee for any subsequent inspection, except those that are exempt. You may also face legal action.

Note to owners of single family rental properties: Any tax preference that you now have as a result of the 4bb tax program may be lost due to non-compliance with this order. Your property tax in forthcoming years will be significantly higher if this property is found to have past due housing code orders

If you have any questions or need assistance in understanding the listed corrections, please call me:

**JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497**

~~Here are the~~ The following corrections are required ~~corrections you must make:~~

**Install required exterior handrails for all attached steps to this dwelling whenever there are four (4) or more risers. Handrails shall be grippable with a circular one and one-quarter (1 1/4) inch to two and five-eighths (2 5/8) inches cross section. State building code requires that new installations be within thirty-four (34) to thirty-eight (38) inches above**

*Our Mission: To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

SJE  
RFS# 06-0480976

the nose of the treads. Minneapolis Code of Ordinances 244.550 and 244.960. Violation Text 158.

**Inspector's Comments: FRONT WHERE MISSING & SOUTHWEST CORNER OF HOUSE - REQUIRED ON BOTH SETS OF STEPS**

**Due Date: 17-MAY-2006**

**Repair or replace the exterior steps on this dwelling in a professional manner. Minneapolis Code of Ordinances 244.550. Violation Text 141.**

**Inspector's Comments: S.W. CORNER - PLEASE PATCH BOTTOM TREAD**

**Due Date: 17-MAY-2006**

**Repair the smoke detector to designed operating condition complete with installed cover in the following area(s) listed below. Minneapolis Code of Ordinances 244.915 and Minnesota State Statute 299F.362. Violation Text 325.**

**Inspector's Comments: BASEMENT**

**Due Date: 17-MAY-2006**

**Repair or replace the foundation of this dwelling in a professional manner. Assure the repairs to be reasonably weathertight, watertight and rodent proof. Minneapolis Code of Ordinances 244.500 Violation Text 137.**

**Inspector's Comments: PLEASE PATCH ALL VOIDS ON WEST SIDE OF HOUSE**

**Due Date: 17-MAY-2006**

**New installations or replacements of guardrails shall be in compliance with the State Building Code, thirty-six (36) inches high for a single family dwelling or duplex and forty-two (42) in ches high for multiple dwellings and such that an object four (4) inches in diameter will not pass through. Minneapolis Code of Ordinances 244.555. Violation Text 156.**

**Inspector's Comments: TO BASEMENT**

**Due Date: 17-MAY-2006**

**Repair or provide a toilet seat that shall be maintained in a sanitary condition in the following area(s) listed below. Minneapolis Code of Ordinances 244.290 and 244.560. Violation Text 525.**

**Inspector's Comments: 1ST FLOOR TOILET**

**Due Date: 17-MAY-2006**

*Our Mission: To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

**Remove the unlawfully installed item(s) listed below. Have the item(s) installed or repaired in an approved manner. Minneapolis Code of Ordinances 244.580, 101.70, and 87.90. Violation Text 227.**

**Inspector's Comments: STOVE IN BASEMENT - PLEASE PULL PERMIT FOR INSTALLATION OR REMOVE**

**Due Date: 17-MAY-2006**

**Housing Violation: Violation Text 799.**

**Inspector's Comments: OBTAIN PERMITS FOR ALL PLUMBING WORK IN BASEMENT FOR KITCHEN & BATHROOM IN ACCORDANCE TO THE MPLS. CODE OF ORDINANCE 85.20 OR REMOVE & CAP - THANK YOU**

**Due Date: 17-MAY-2006**

**Minneapolis Code of Ordinances requires all rental dwellings and dwelling units to be licensed. Each license must be renewed annually. Every licensee shall notify the Inspection Division within fourteen (14) days of any changes in the names, addresses, and other information concerning the persons listed in the last license application filed with the division. Licenses may be applied for in person in the office of the Department of Regulatory Services, Inspections Division, located in the Public Service Center, Room 300, 250 South 4th Street. Of call 612-673-5856 for additional information. New owners may be required to provide proof of ownership. Minneapolis Code of Ordinances 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, and 244.2010. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 180.**

**Inspector's Comments: PLEASE CALL 612-673-2324 FOR AMOUNT DUE**

**Due Date: 17-MAY-2006**

*If for any reason you are unable to complete the work by the due date, call the inspector and explain your situation. If it is a reasonable request, an extension of time may be granted.*

**Resource Information:**

The Greater Metropolitan Housing Corporation, (612) 378-7985, has information about home and rental property improvement loans. You may also contact your neighborhood organization to inquire about) money or assistance from other sources.

**Permit Information:**

*Our Mission: To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

If it was indicated that you need a permit for any repairs, then you or your contractor must obtain a permit through our Plan Review section at 250 South 4<sup>th</sup> Street, Room 300. You may want to bring this letter for clarification.

**Code Information:**

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ▶ Minneapolis Public Library, Government Documents Section
- ▶ City Clerk's Office, Room 304 City Hall, 350 South 5<sup>th</sup> Street

The code is also available through the Internet using the Minneapolis home page, [www.ci.minneapolis.mn.us](http://www.ci.minneapolis.mn.us)

Below are the steps to guide you through the web page:

- ▶ Go to Frequently Requested Information
- ▶ Select City Charter/Code of Ordinances
- ▶ Click on the Continue Button
- ▶ Enter your subject or ordinance code and click on Send Query

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5850 for an appeal form. You must file the form within 15 days of the date of this letter.

Thank you for your attention to the above mentioned violations,  
JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497

Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700

Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

***Our Mission:** To provide quality education and consistent enforcement of the Housing Maintenance and other applicable codes to communities in order to maintain, improve, and protect the housing stock and the livability of the city.*

CITY OF MINNEAPOLIS  
 INSPECTIONS DIVISION  
 HOUSING MAINTENANCE SECTION  
 300 PUBLIC SERVICE CENTER  
 250 SOUTH 4TH STREET  
 MINNEAPOLIS, MINNESOTA 55415

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

29-SEP-07

PEDRO LLIVICHUZCA

828 22ND AVENUE N.E.  
 MINNEAPOLIS, MN 55418

**Violation number:** 06-0480976  
**Violation Location:** 828 22ND AVE NE  
**Violation Date:** 12-SEP-07

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:**

- INSTALL EXT HANDRAIL
- NEW GUARDRAILS
- INSP CHOICE - HOUSING

**FINE:** \$1600 (If not paid by 26-OCT-07 a 10% late payment fee will be added)

**Officer or Inspector:** JODY WAULTERS (JOD), HOUSING INSPECTOR II, Phone: (612) 685-8497

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 828 22ND AVE NE	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 26-OCT-07	<b>Amount Due</b> <b>Now</b> \$1600
<b>Please write this number on your check: 06-0480976</b>		Amount Due After: 26-OCT-07 \$ 1760	

**SPECIAL ASSESSMENT**

Entry | Action | Fee Calc | Payments | Summary | **Code Enforcement** | People | Reports | Related Docs

Address: 828 22ND AVE NE APN: 1102924410100 Date: 20-FEB-08 01:06 PM By: NMS

RFS	Problem	Violation	Levy #	Levy Year	Job Date	JobFee	InspDate	By	InspFee	EntBy
08-0613735	HSNG	021	1080	2008	03-MAR-2008	\$50.33	28-FEB-2008	JOD	\$100.00	SLH
Comments: REMOVE LOVE SEAT IN FRONT YARD. (ENTERED 3 Stat: ASSESSED CurrTot: 150.33 OrigTot: 150.33										
07-0553716	HSNGLIC	H-ADMIN CIT	1089	2008	30-NOV-2007	\$ .00	24-OCT-2007	JOD	\$880.00	DGA
Comments: UNPAID CITATION Stat: ASSESSED CurrTot: 880.00 OrigTot: 880.00										
06-0480976	HSNGLIC	H-ADMIN CIT	1089	2008	29-OCT-2007	\$ .00	12-SEP-2007	JOD	\$1,760.00	DGA
Comments: UNPAID CITATION Stat: ASSESSED CurrTot: 1,760.00 OrigTot: 1,760.00										

Totals:	Pending	Assessed	Cancelled	Paid	Hearing Info.	Contractor Info.
		\$6,298.41	\$310.00		Notes	

**Violator**

Name:	PABLO LLIMICHUZCA	Phone:		Select violator from: Responsible Party Property owner Property contacts
Address:	1334 WASHINGTON STREET NE	Home:	612-968-8813	
City, St:	MINNEAPOLIS MN Zip: 55413	Work:		
		Role:	RNTL CONT	

CITY OF MINNEAPOLIS  
DEPARTMENT OF REGULATORY SERVICES  
INSPECTIONS DIVISION  
HOUSING INSPECTION SERVICES

**NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE**

July 30, 2008

**Property Address: 828 22<sup>nd</sup> Avenue North**

Owner:  
Pedro Llivichuzca  
828 22<sup>nd</sup> Avenue N.E.  
Minneapolis, Mn 55418

Contact/Manager  
Pablo Llivichuzca  
1334 Washington Street N.E.  
Minneapolis, Mn 55413

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910, 244.1920, and/or 244.1930, 244.1840).

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes or assessments are delinquent
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut off for non-payment 244.1910(18)

A license proceeding has been commenced against you because the building has been found to be in violation of the housing maintenance code. You have until Monday, August 11, 2008 to bring the building into compliance. After this date the City Council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the City Council denies, revokes, or suspends the license, the affected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Sincerely,

Jody  
Housing Inspector II  
612-685-8497

CITY OF MINNEAPOLIS  
DEPARTMENT OF REGULATORY SERVICES  
INSPECTIONS DIVISION  
HOUSING INSPECTION SERVICES

**NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE**

July 30, 2008

**Property Address: 828 22<sup>nd</sup> Avenue N.E.**

Dear Resident: unit #1

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910, 244.1920, and/or 244.1930, 244.1840)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes or assessments are delinquent
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut off for non-payment 244.1910(18)

A license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code. After Monday, August 11, 2008 if the building is not in compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the city council denies, revokes, or suspends the license, you may be required to vacate the building.

You and your landlord still have legal rights and responsibilities during this time. Further information can be obtained from the City of Minneapolis Housing Services Office at (612) 673-3003.

Sincerely,

Jody  
Housing Inspector II  
612-685-8497

CITY OF MINNEAPOLIS  
DEPARTMENT OF REGULATORY SERVICES  
INSPECTIONS DIVISION  
HOUSING INSPECTION SERVICES

**NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE**

July 30, 2008

**Property Address: 828 22<sup>nd</sup> Avenue N.E.**

Dear Resident: unit #2

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910, 244.1920, and/or 244.1930, 244.1840)

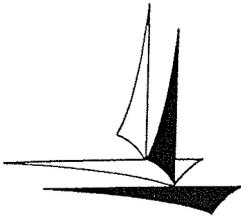
- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes or assessments are delinquent
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut off for non-payment 244.1910(18)

A license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code. After Monday, August 11, 2008 if the building is not in compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the city council denies, revokes, or suspends the license, you may be required to vacate the building.

You and your landlord still have legal rights and responsibilities during this time. Further information can be obtained from the City of Minneapolis Housing Services Office at (612) 673-3003.

Sincerely,

Jody  
Housing Inspector II  
612-685-8497



**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

**Housing Inspections  
Services Division**

250 South 4th Street – Room 300  
Minneapolis, MN 55415-1316

Office 612 673-5826  
Fax 612 673-2314  
TTY 612 673-3300

**NOTICE OF REVOCATION, DENIAL, NON-RENEWAL, OR  
SUSPENSION OF RENTAL LICENSE OR PROVISIONAL LICENSE**

August 22, 2008

Property Address: **828 22<sup>nd</sup> Ave NE**

Pedro Llivichuzca  
828 22<sup>nd</sup> Ave NE  
Minneapolis, MN 55418

Pablo Llivichuzca  
1334 Washington St NE  
Minneapolis, MN 55413

This is to notify you that the above property fails to meet one or more of the rental licensing standards per Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.2000 .

**LICENSEE HAS NOT ALLOWED REQUIRED INSPECTION  
OF UNIT(S)**

Multiple appointments have been set to complete required inspections at the property. You have failed to keep or reschedule appointments (MCO 244.1910 (8) and 244.2000(c)).

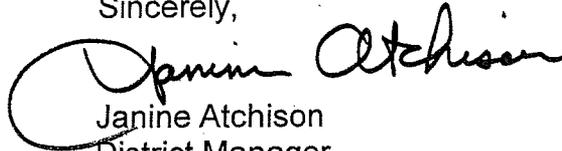
Licensing procedures are in addition to and do not supersede or preempt other remedies such as condemnation or legal action.

If you do not appeal this action within 15 days from the date of this notification, the City Council may take action to revoke your rental license.

If the City Council revokes the Rental License, the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

An appeal form and a copy of the appeal procedures (MCO 244.1960) are enclosed.

Sincerely,



Janine Atchison  
District Manager  
612-673-3715

1 Enclosure  
cc. Minneapolis Housing Services

**English- Attention. If you want help translating this information, call**

**Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700**

**Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500**

**Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800**

**Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626**

**244.1960. Appeals procedure.**

(a) Any person wishing to appeal a determination of the director recommending denial, nonrenewal, revocation, or suspension of a license or provisional license shall file a written notice of appeal with the department of inspections within fifteen (15) days after receipt of the notice of denial, nonrenewal, revocation, or suspension. The notice shall contain a statement of the grounds for the appeal. The notice of appeal shall be accompanied by a fee of one hundred dollars (\$100.00).

(b) The board shall meet monthly, or more frequently at the call of the chair, to hear appeals. The board shall notify the owner in writing of the time and place of the hearing.

(c) At the hearing, the board shall hear all relevant evidence and argument. The board may admit and give probative effect to evidence that possesses probative value commonly accepted by reasonably prudent persons in the conduct of their affairs. The board shall record the hearing and keep a record of documentary evidence submitted.

(d) The board shall render its decision in writing within thirty (30) days after the close of the hearing. The decision shall determine whether the building, or dwelling units therein, meets the licensing standards of sections 244.1910, 244.1920, or 244.2020, and shall specify the factual and legal basis for the determination.

(e) The board shall mail a copy of its decision to the license holder or applicant and to each licensed dwelling unit.

(f) The board shall refer its decision to the city council, which shall have final authority to issue, deny, renew, revoke, or suspend the license. The city council may hear argument from the license holder/applicant, but shall take no further evidence. The city council may affirm, modify, or reverse the decision of the board.

(g) The final decision of the city council shall be mailed to the license holder or applicant.

(h) A notice to tenants of the final decision shall be mailed to each occupant and prominently posted on the building. The notice shall indicate the date upon which tenants must vacate the building and shall clearly indicate which dwelling units are affected. The notice shall indicate that further information and relocation assistance can be obtained from the City of Minneapolis Housing Services Office. (90-Or-235, § 6, 9-14-90; 99-Or-163, § 10, 12-17-99)

**CITY OF MINNEAPOLIS  
REGULATORY SERVICES  
HOUSING INSPECTIONS SERVICES  
RENTAL DWELLING LICENSE APPEALS APPLICATION**

The Minneapolis Rental Dwelling Board of Appeals, established in accordance with Chapter 244.1950 and 244.1960 of the Minneapolis Housing Code, was created to hear and decide all appeals.

Any person wishing to file an appeal must prepare this form and submit this form along with a certified check or money order in the amount of \$100.00, payable to the Minneapolis Finance as an appeal filing fee. Submit the appeal form and filing fee to the District Manager of Housing Inspection Services, 300 Public Service Center, 250 S. 4<sup>th</sup> Street, Minneapolis, MN 55415. Office hours are from 9:00 - 3:30, Monday through Friday.

Any appeal must be filed within 15 days of the date on the notice of license or provisional license denial, non-renewal, revocation or suspension or the appeal will be denied.

You will be notified of the time and place of the appeals hearing. At the hearing you may be represented by an attorney if you so desire or you may represent yourself. You will have an opportunity to respond and to challenge the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath.

Date: \_\_\_\_\_

I, \_\_\_\_\_ hereby appeal the determination of my rental license regarding the property at \_\_\_\_\_.

Reason: \_\_\_\_\_

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Owner/Appellant's name, address, city, state, and zip

---

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PLEASE KEEP THIS SIGN UP

City of Minneapolis  
Department of Regulatory Services  
Inspections Division  
Housing Inspection Services

**NOTICE TO TENANTS OF RENTAL LICENSE  
OR PROVISIONAL LICENSE REVOCATION,  
DENIAL, NON-RENEWAL OR SUSPENSION**

To Renters of 828 22nd Ave NE

The license your landlord needs for this building cannot be given at this time due to: Failure to Allow Inspections MCO 244.191d(8) 244.2000(c)

If your landlord does not appeal this decision by September 8, 2008 you will have to move when this action becomes final.

You and your landlord still have legal rights and responsibilities during this time. Call Minneapolis Housing Services at 612-673-3003 for more information.

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Date Posted: August 22, 2008

Inspector  
District Supervisor Phone Number: 612 685-8497

English- Attention. If you want help translating this information, call

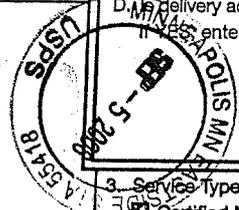
Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700

Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul> <p>1. Article Addressed to:</p> <p>Pablo Llivichuzca 1334 Washington St NE Minneapolis, MN 55413</p>	<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)            C. Date of Delivery</p> <p>D. <input checked="" type="checkbox"/> delivery address different from item 1? <input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7008 0150 0002 2566 1722</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	



7008 0150 0002 2566 1722

U.S. Postal Service™ <b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only, No Insurance Coverage Provided)							
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a>							
<b>OFFICIAL USE</b>							
Postage	\$						
Certified Fee							
Return Receipt Fee (Endorsement Required)							
Restricted Delivery Fee (Endorsement Required)							
Total Postage & Fees	\$						
<table border="1"> <tr> <td data-bbox="470 1449 636 1480">Sent To</td> <td data-bbox="636 1449 1098 1480">Pablo Llivichuzca</td> </tr> <tr> <td data-bbox="470 1480 636 1522">Street, Apt. No., or PO Box No.</td> <td data-bbox="636 1480 1098 1522">1334 Washington St NE</td> </tr> <tr> <td data-bbox="470 1522 636 1564">City, State, ZIP+4</td> <td data-bbox="636 1522 1098 1564">Minneapolis, MN 55413</td> </tr> </table>		Sent To	Pablo Llivichuzca	Street, Apt. No., or PO Box No.	1334 Washington St NE	City, State, ZIP+4	Minneapolis, MN 55413
Sent To	Pablo Llivichuzca						
Street, Apt. No., or PO Box No.	1334 Washington St NE						
City, State, ZIP+4	Minneapolis, MN 55413						
PS Form 3800, August 2006 See Reverse for Instructions							

Postmark Here

**SUMMARY OF EVENTS  
FOR  
828 22<sup>nd</sup> AVENUE N.E.**

- 11/15/07** Orders issued to contact, Pablo Llivichuzca under RFS#07-0606035.
- 12/17/07** Re-inspection conducted, work in progress. Tenant allowed entry, owner/contact did not show
- 2/20/08** Tenant allowed entry, re-inspection conducted, final warning issued, due 3/20/08. Owner/contact did not show
- 3/26/08** On 3/24/08, a re-inspection letter was sent for a 4/17/08 appointment at 8:30 A.M
- 4/17/08** Tenant allowed entry, \$200 citation issued for non-compliance. Owner did not show
- 6/10/08** Re-inspection appointment scheduled for 7/7/08 at 8:30 A.M
- 7/7/08** Re-inspection conducted, talked with first floor tenant who no longer had access to basement. (Owner had blocked it off to tenants.) Owner/contact did not show. No show letter sent for 7/30/08 appointment at 8:00 A.M
- 7/30/08** Re-inspection conducted, owner did not show up for appointment and tenants still unable to access basement. Director of Determination Letters sent to all known parties on 7/30/08 with a 8/11/08 due date.
- 8/11/08** No response
- 8/19/08** Met with Janine and Lee to get approval to proceed with revocation
- 10/17/08** Janine Atchison attempted to contact owner and contact person. Left voice mail messages
- 1/15/2009** Still no response from owner or contact person. Complete revocation process.