

FINDINGS OF FACT

Mr. Jay Petsche is the owner of properties at the listed address' of:

309 24th Avenue N.
420 30th Avenue N.
3627 Lyndale Avenue N.
2228 Bryant Avenue N.
3514 Colfax Avenue N.
2334 Logan Avenue N.
4418 Nicollet Avenue N.

Mr. Jay Petsche, as the owner of these properties, applied for and was awarded rental licenses for the above listed properties.

On February 27, 2006 a Rental License Inspection was completed at the property located at 4418 Nicollet Avenue South. During the inspection 42 Housing Violations were observed and the property scored 123 points which exceeded the 45 points threshold for condemnation. Orders were written to the owner (Jay Petsche) to correct the violations.

On May 3, 2006 a Re-inspection was conducted on the second floor of the property located at 4418 Nicolett Avenue South. The owner (Jay Petsche) failed to comply with the written orders. The property was condemned for lack of maintenance. The Rental Dwelling License was cancelled.

On April 5, 2006 a Rental License Inspection was completed at the property located at 2334 Logan Avenue North. During the inspection 61 Housing Violations were observed and the property scored 155 points which exceeded the 45 points threshold for condemnation. Orders were written to the owner (Jay Petsche) to correct the violations.

On April 12, 2006 a Re-inspection was conducted at the property located at 2334 Logan Avenue North. The owner (Jay Petsche) failed to comply with the written orders and failed to show up for the re-inspection. The property was condemned for hazardous plumbing and leaky gas line with a vacate date of April 30, 2006. The Rental Dwelling License was cancelled.

The five other properties listed above all have numerous Housing Violations that have not been corrected by the owner (Jay Petsche).

The owner (Jay Petsche) has failed to appear for the Re-inspections of the five remaining properties.

MCO 244.1925 states: Condemned and boarded buildings. When a building is condemned as hazardous or unfit for human habitation due to defects in its structure or its electrical, plumbing, or mechanical systems, or boarded under Minnesota Statutes,

Section 463.251, requiring a code compliance inspection prior to reoccupancy, the rental dwelling license shall be cancelled on the effective date of the condemnation or boarding. The dwelling shall be eligible to hold a rental dwelling license upon issuance of a code compliance certificate.

The owner's (Jay Petsche) rental licenses for the properties at 2334 Logan Avenue North and 4418 Nicollet Avenue South were cancelled on the effective date of the condemnations pursuant to MCO 244.1925.

MCO 244.1910(13) states: Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.

On May 23, 2006 a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to the owner (Jay Petsche) regarding the above seven listed properties based upon violation of MCO 244.1910 (13).

The owner (Jay Petsche) had fifteen days from the receipt of the Notice of Revocation, Denial, Non-Renewal or Suspension of Rental License or Provisional License to appeal.

The owner (Jay Petsche) failed to appeal the Director's determination.