

FINDINGS OF FACT

Cesar Bravo Sebastian is the owner of the property at the listed address of 3715 Lyndale Avenue N. As the owner of this property Mr. Sebastian applied for and was awarded a rental license for the property. On the rental license application Mr. Sebastian was listed as the owner of the property and as the agent/contact person.

On September 30, 2008, Housing Inspector Dan Ehlers conducted an inspection at the listed property of 3715 Lyndale Ave. N. On October 9, 2008, Inspector Ehlers issued orders to the owner, Cesar Bravo Sebastian, to repair or replace defective electrical fixtures, repair or replace the deck/patio, paint the garage, repair or replace the overhead door and windows on the garage, provide dust free ground cover and repair the fence at the property. The owner was given until November 8, 2008, to complete the required repairs. On January 13, 2009, Inspector Joy Parizek conducted an inspection of the property and abated some violation but issued a \$200.00 administrative citation for failing to complete the repairs for the electrical fixtures, the deck/patio, the garage and the fence. A re-inspection was scheduled for August 12, 2009, for Inspector Parizek to meet the owner at the property. On August 12, 2009, Inspector Parizek arrived at the property to conduct the inspection, the owner however, failed to appear for the inspection. A re-inspection was then set for August 31, 2009.

On August 31, 2009, Inspector Parizek again appeared at the property to conduct the re-inspection. The owner failed to appear for the inspection and Inspector Parizek, called the owner to inquire regarding the 2nd missed inspection. The owner, stated that they were out of town and had a new address. Inspector Parizek informed the owner to update the rental license application with the new address. Inspector Parizek also issued a \$400.00 administrative citation for the exterior violations that had not been completed.

On November 25, 2009, Inspector Parizek again attempted a re-inspection of the property and the owner did not appear, messages left on the owner's answering machine were not returned. Inspector Parizek issued an administrative citation in the amount of \$800.00 for the exterior violations which had not been corrected by the owner.

On December 8, 2009, a records review showed that the owner, Cesar Bravo Sebastian, had prior year delinquent taxes on the property located at 3715 Lyndale Avenue N. Records also showed that the owner had not paid the administrative citations issued to him with regard to the property at 3715 Lyndale Avenue N.

On December 8, 2009, a Notice of Director's Determination of Non-Compliance was sent to the owner of the property, Cesar Bravo Sebastian, notifying him that the property was in violation of M.C.O. § 244.1910 (8) due to failure of the licensee to allow required inspections of units pursuant to M.C.O. § 244.2000(c) and that there was a violation of M.C.O. § 244.1910 (11) for having delinquent property taxes and for having outstanding unpaid administrative citations at the property located at 3715 Lyndale Avenue N. The owner was given until December 2, 2009, to come into compliance by allowing the required inspection and coming into compliance with his property taxes and outstanding administrative citations. The owner failed to come into compliance with the licensing standards.

On March 8, 2010, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Cesar Bravo Sebastian, via certified mail, to the addresses listed on the rental license application. Notice of the pending revocation was also posted on the rental property located at 3715 Lyndale Avenue N. The owner was given fifteen (15) days to file an appeal which he failed to do.