

## **FINDINGS OF FACT**

Celia Robles-Arias is the listed owner of the property located at 2618 18<sup>th</sup> Avenue S. in the City of Minneapolis. As the owner of this property Celia Robles-Arias, in December of 2008, applied for and was awarded a rental license for the property. Celia Robles-Arias was listed on the rental license application as the owner of the property and Victor Naulo was listed as the person responsible for the maintenance and management of the property. Ms Robles-Arias' listed address on the rental license application was 1915 Monroe Street N.E., Minneapolis, MN. Mr. Naulo's address was listed as 2439 14<sup>th</sup> Avenue S., Minneapolis, MN.

On June 1, 2009, Housing Inspector Sarah Maxwell conducted an inspection at the 2618 18<sup>th</sup> Avenue S. Inspector Maxwell issued orders to Victor Naulo to repair or replace the missing siding on the garage, reconnect all downspouts, and to provide a proper parking surface at the property. The orders gave Mr. Naulo until August 9, 2009 to comply by making the necessary repairs. On August 21, 2009, a warning letter was issued to Mr. Naulo, giving him until September 20, 2009, to make the necessary repairs. On October 6, 2009, a final warning letter and a letter of extension were issued to Mr. Naulo, giving him until June 1, 2010, to make the necessary repairs at the property.

On July 29, 2010, September 1, 2010, September 30, 2010, November 10, 2010, inspections were completed which showed that the corrections were not made at the 2618 18<sup>th</sup> Avenue S. address and administrative citations were issued in the amount of \$200.00, \$400.00, \$800.00 and \$1,600.00 respectively. The administrative citations were neither appealed nor paid.

On February 2, 2011, a Notice of Director's Determination of Non-Compliance was sent to the owner Celia Robles-Arias at the listed address of 1914 Monroe Street N.E., Minneapolis, MN. and to Victor Naulo at the listed address of 2439 14<sup>th</sup> Avenue S., Minneapolis, MN, notifying the owner and property manager, that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations on the rental property located at 2618 18<sup>th</sup> Avenue S. The owner and manager were given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11). The owner failed to bring the property into compliance and on April 11, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Celia Robles-Arias at the listed address of 1914 Monroe Street N.E., Minneapolis, MN. notice was also sent to Victor Naulo at the listed address of 2439 14<sup>th</sup> Avenue S., Minneapolis, MN, and the property was posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which she failed to do.