

FINDINGS OF FACT

Luis Calderon is the listed owner of the property located at 2700 14th Avenue S. in the City of Minneapolis. As the owner of this property Luis Calderon , in April of 2009, applied for and was awarded a rental license for the property. Luis Calderon was listed on the rental license application as the owner of the property and was also listed as the person responsible for the maintenance and management of the property. Mr. Calderon's listed address on the rental license application was 2700 14th Avenue S. # 2 Minneapolis, MN.

On December 15, 2008, Housing Inspector Sarah Maxwell conducted an inspection at the 2700 14th Avenue S. property. Inspector Maxwell issued orders to Luis Calderon to properly prepare and paint the exterior wood trim of the dwelling. The orders gave Mr. Calderon until June 1, 2009 to comply by making the necessary repairs. On December 10, 2009, a final warning letter was issued to Mr. Calderon, giving him until May 15, 2010, to make the necessary repairs.

On May 21, 2010, an inspection was completed which revealed that the repairs had not been made at the property and on May 25, 2010, an administrative citation was issued in the amount of \$1,600. Additional inspections were conducted on June 17, 2010, July 29, 2010, and September 2, 2010. The additional inspections revealed that the work ordered had not been completed and administrative citations were issued for \$2,000.00 for each violation date. The administrative citations were neither appealed nor paid.

On November 17, 2010, a Notice of Director's Determination of Non-Compliance was sent to the owner Luis Calderon at the listed address of 2700 14th Avenue S. # 2, Minneapolis, MN. notifying the owner 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 2700 14th Avenue S. The owner was 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 Luis Calderon at the listed address of 2700 14th Avenue S. # 2, 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 he failed to do.