

## **FINDINGS OF FACT**

Jason Heroux is the listed owner of property at 2215 Pleasant Avenue in the City of Minneapolis. As the owner of this property Jason Heroux, in January of 2008, applied for and was awarded a rental license for the property. Caberallo, LLC was listed on the rental license application as the owner of the property and Jason Heroux was listed as the LLC's representative and as the person responsible for the maintenance and management of the property. Jason Heroux's listed address on the rental license application was 8053 E. Bloomington Freeway # 300, Bloomington, MN.

On February 8, 2008, October 20, 2008, Housing Inspector Sharon Larsen conducted an inspection at the 2215 Pleasant Avenue address. Inspector Larsen issued orders to Jason Heroux to repair or replace the chimney, to repair or replace the front steps, to paint the exterior siding at the property, to repair the roof overhang, to repair or replace the rear porch, to repair the second floor porch, and to repair the guardrails at the property. Mr. Heroux was given until June 1, 2008, to comply with the written orders. On September 16, 2008, a letter of extension was issued to Mr. Heroux, giving him until October 4, 2008, to make the necessary repairs at the property. On November 25, 2008, a second letter of extension was issued to Mr. Heroux, giving him until June 1, 2009, to make the necessary repairs at the property.

On June 10, 2009 a re-inspection was completed at the property and it was found that the violations had not been completed and on June 12, 2009, an administrative citation was issued in the amount of \$200.00. On September 4, 2009, June 25, 2010, August 19, 2010, October 19, 2010, inspections were completed which showed that the corrections were not made at the 2215 Pleasant Avenue address and administrative citations were issued in the amount of \$200.00, \$400.00, \$800.00, \$1,600.00 and \$2,000.00 respectively.

On January 6, 2011, a Notice of Director's Determination of Non-Compliance was sent to Jason Heroux c/o Caberallo, LLC., at the listed address of 8053 E. Bloomington Freeway, # 300, Bloomington 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 2215 Pleasant Avenue. 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 4, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Jason Heroux c/o Caberallo, LLC., at the listed address of 8053 E. Bloomington Freeway, # 300, Bloomington 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.