

FINDINGS OF FACT

Kevin Allendale is the listed owner of property at 3406 Colfax Avenue North, in the City of Minneapolis. As the owner of this property Kevin Allendale, in October of 2009, applied for and was awarded a rental license for the property. Kevin Allendale 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. Kevin Allendale's listed address on the rental license application was 2431 Iliion Avenue North, Minneapolis, MN 55411.

On March 10, 2010, Housing Inspector Sharon Larsen conducted an inspection at the 3406 Colfax Avenue N. address. Inspector Larsen issued orders to Kevin Allendale to provide and install screens as necessary for insect control, to provide required handrails, to install or repair the existing hot water heater, and to repair or replace the cabinets and counters in the kitchen. The issued orders gave Kevin Allendale until May 24, 2010, to make the necessary repairs at the property.

On July 19, 2010, a re-inspection was completed at the property and it was found that the violations had not been completed and on July 20, 2010, an administrative citation was issued in the amount of \$200.00. On September 10, 2010, an additional inspection was conducted which showed that the violations had not been corrected and on September 15, 2010, a second administrative citation was issued in the amount of \$400.00. On January 24, 2011, an inspection was completed which showed that the work had been completed and the orders were abated.

A review of the property tax records for the property showed that the property had delinquent property taxes due.

On May 16, 2011, a Notice of Director's Determination of Non-Compliance was sent to Kevin Allendale at the listed address of 2431 Iliion Avenue N., Minneapolis, MN notifying the owner/property manager that there was a violation of M.C.O. § 244.1910 (7) and (11)(a) due to the licensee having not paid the required re-inspection fees and for delinquent assessments for unpaid administrative citations and delinquent property taxes on the rental property located at 3406 Colfax Avenue N. The owner was given until June 2, 2011, to bring the property in compliance with M.C.O. § 244.1910 (7) & (11). The owner failed to bring the property into compliance and on July 27, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Kevin Allendale at the listed address of 2431 Iliion Avenue N., Minneapolis, MN. The property was also posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which he failed to do.