

FINDINGS OF FACT

Reginale B. Hall is the owner of the property at the listed address of 3418 Fremont Avenue N., Minneapolis, MN. As the owner of this property Reginale Hall applied for and was awarded a rental license for the property. Reginale B. Hall is listed on the rental license application as the owner of the property and Carlos M. Garces Sr. is listed as the person responsible for the maintenance and management of the property. On the rental license application Reginale Hall listed his address as 1320 Landmark Trail S., Hopkins MN and the contact address for Carlos Garces is listed as 6186 Harry Davis Lane, Minneapolis, MN.

On November 9, 2010, Housing Inspector Jody Waulters scheduled a rental licensing inspection for the property at 3418 Fremont Avenue N. Inspector Waulters sent notice to the owner Carlos M. Garces Sr. at his 6186 Harry Davis Lane Street address, and also sent notice to the tenants of 3418 Fremont Avenue N. The rental license inspection was set for December 2, 2010, at 10:30 a.m. On December 2, 2010, Inspector Waulters arrived at the property and Mr. Garces Sr. did not show for the inspection and the tenants were not home.

On December 2, 2010, Inspector Waulters sent a no show letter to Mr. Garces and notice was also sent to the tenants indicating that the inspection was being re-scheduled for December 29, 2010, at 10:00 a.m. On December 29, 2010, Inspector Waulters arrived at the property to conduct the rental license inspection, however, neither Mr. Garces nor the tenants were at the property to allow the required inspection.

On December 29, 2010, a Notice of Director's Determination of Non-Compliance was sent to Reginale B. Hall and Carlos Garces Sr. notifying them 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). The owner was given until January 13, 2011, to come into compliance by allowing the required inspection. Mr. Hall failed to contact Inspector Waulters to set up the required inspection. The property was also posted for unlawful occupancy for non-payment of the rental licensing fees and Inspector Waulters received a voicemail from Reginale Hall which stated that he was living at the property with his uncle. However, Hennepin County property records still list Mr. Hall as residing at the listed address of 1320 Landmark Trail S., Hopkins MN.

On February 4, 2011, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Reginale Hall and Carlos Garces Sr., via certified mail to the addresses listed on the rental license application, 1320 Landmark Trail S., Hopkins and 618 Harry Davis Lane, Minneapolis. Notice of the pending revocation was also posted on the rental property located at 3418 Fremont Avenue N. Reginale Hall and Carlos Garces were given fifteen (15) days to file an appeal which they failed to do.