

Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER ABDI MOHAMUD	TAXPAYER ABDULAZIZ SHEIKH	PROPERTY MANAGER OMAR MOALLIM
-----------------------	------------------------------	----------------------------------

2808 - Pillsbury Avenue

INDEX

	Page
Letter of Appeal Hearing to Owner	2
Rental License Application Information	3-8
Hennepin County Property Information Record	9
Summary of Property Information from CNAP	
• Rental License History	10
• Special Assessments	11-13
• Housing Violations	14-19
• Police Calls for Service	20-21
Notice of Ordinance Code Violation RFS 12-0954323	22-24
\$275 Administrative Citation, Violation MCO 87.90 (f)	25-26
\$550 Administrative Citation, Violation MCO 87.90 (f)	27-28
\$1100 Administrative Citation, Violation MCO 87.90 (f)	29-30
Notice of Ordinance Code Violation RFS 13-1017811	31-34
\$550 Administrative Citation, Violation MCO 87.90 (f)	35-36
Directors Determination of Non-Compliance to Owner/Contact Violation MCO 244.1910 sub. 11	37
Notice of Revocation Letter to Owner	38-39
Copy of Placard	40
Respondents Appeal Application	41
City of Minneapolis Ordinance: 244.1910, 244.1930, 244.1940	42-45



Minneapolis
City of Lakes

**Regulatory Services
Department**

July 14, 2014

**Housing Inspections
Services Division**

Property Address: 2808 – Pillsbury Avenue

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

Abdi Mohamud
34 The Bye Way
Harrow Middelsa
HA37EF ENGLAND

Omar Moallim
821 – 6th St SW
New Brighton, MN 55112

Abdulaziz Sheikh
1132 – 8th Street S
#203
Mpls, MN 55404

Dear Mr. Mohamud:

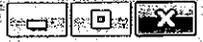
A hearing for your Minneapolis Rental License Appeal is scheduled for Friday, August 15th, 2014 at 9:00 a.m. in Room 310 of Minneapolis City Hall located at 350 South 5th Street. Attorney, Fabian Hoffner will be the Administrative Hearing Officer.

At this hearing, you will be given an opportunity to state your reason(s) for appealing and challenging the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath. You must bring the original and 4 copies of any documents you plan to submit as evidence.

If you do not appear, the hearing officer will act upon your appeal with only the facts as presented in your original application.

Sincerely,

Joann Velde
Deputy Director
Housing Inspections
612-673-5850



Application | Address | **Applicant** | Comment | Quantities | Fee Calc | Fee Pmt | Issue

PLIC 543999 Prop Dev. 12-FEB-10 Jur: MPLS

Applicant

Applicant: **AEDIMOHAMUD**
Representative:
Position/Title:
Address Line 1:
Address Line 2: 34 THE BYE WAY HARROW
City / State: MIDDX UK Zip:
E-mail: ABFAX@YAHOO.COM

Home Ph: 447985362644
Work Ph:
Extension:
Fax:
Type:
SSN:
IVR ID/PIN: 58525138

Identifiers

Contact

Contact: **OMAR A MOALLIM**
Representative:
Position/Title:
Address Line 1:
Address Line 2: 821 6TH ST SW
City / State: NEW BRIGHTON MN Zip: 55112
E-mail: OFAROUK11@GMAIL.COM

Home Ph: 763-400-6817
Work Ph:
Extension:
Fax:
Type:
Birthdate: 05-JAN-1964
IVR ID/PIN: 58525138

Phgto

Copy Applicant From:

Applicant

Owner

Professional

COMMENTS

Application | Address | Applicant | **Comment** | Quantities | Fee Calc | Fee Prnt | Issue

RLIC 543998 Proj: Prop Dev. Enter Date: 12-FEB-10 Jur: MPLS

By	Date	Comments
CM	08-APR-2014	REC'D UPDATED APP AND FEE 04-APR-14. UPDATED OWNER PHONE NUMBER. UPDATED AGENT, PREV AGENT: ABDULAZIZ SHEIKH, 1132 8TH ST S #203, MPLS MN 55404 952-846-8036
Print on Permit <input type="checkbox"/>	Print on Inspection <input type="checkbox"/>	
CM	25-MAR-2014	ABDULZAZIZ SHEIKH CAME TO COUNTER AND STATED THAT PROPERTY HAS A NEW MANAGER; HE IS ASSISTING WITH FILLING OUT NEW APPLICATION AND WILL PAY \$319 TO REOPEN/RENEW
Print on Permit <input type="checkbox"/>	Print on Inspection <input type="checkbox"/>	
MJV	19-MAR-2014	CLOSED - PROPERTY IS NOW VACANT PER NXG 19-MAR-2014
Print on Permit <input type="checkbox"/>	Print on Inspection <input type="checkbox"/>	
DCL	24-FEB-2014	CREATING RFS FOR THE INSPECTOR FYI RENTAL LICENSE IS NOT VALID BALANCE DUE FOR 2013-2014 RENTAL LICENSE FEE 14-1025614
Print on Permit <input type="checkbox"/>	Print on Inspection <input type="checkbox"/>	

4.
3.
2.
1.

Conversion

Rental License Application
INDIVIDUAL APPLICATION REQUIRED FOR EACH BUILDING
PLEASE COMPLETE SECTIONS 1 THROUGH 3

543999

Section 1 Property Information

Rental Property Address: 2808 Pillsbury Ave Property Identification Number(PIN): _____
PIN can be found on property tax statement or at www2.co.hennepin.mn.us/pins/addrsrch.jsp-Required for Condo Units

Number of Rental Units: Dwelling Units _____ Rooming Units _____ Shared Bath Units _____ Condo Units _____

DWELLING UNIT: Any habitable room located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for sleeping, cooking and eating.

SHARED BATH UNIT: Dwelling unit which does not contain a bathroom.

ROOMING UNIT: Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking of meals.

CONDO UNIT: Any dwelling unit within a Condominium, Townhouse or Coop Association.

Section 2 Owner Information

Business Name: _____ (Required if Applicable)

Name of Natural Person: Abdul Aziz E MOHAMMAD SHEIKH
Chief Operating Officer/Owner First MI (Required) Last

Date of Birth _____ Phone () _____
Month/day/year (Required)

Owner's Address 541 W 98th St #304
 City Bloomington County MN State & Zip Code 55420

Section 3 Person Responsible for Maintenance & Management of this Rental Property

Enter below the requested information for the natural person responsible for maintenance and management of this property. This person must reside within the 16-county metropolitan area of ANOKA, CARVER, CHISAGO, DAKOTA, GOODHUE, HENNEPIN, ISANTI, LESUEUR, MCLEOD, RAMSEY, RICE, SCOTT, SHERBURNE, SIBLEY, WASHINGTON AND WRIGHT. This person may also be the appointed agent/contact person for the property. A post office box or commercial mail service box are not acceptable as an address for such person. SECTION 244.1840 MINNEAPOLIS CODE OF ORDINANCES.

Name of Property Manager: Abdul Aziz Sheikh Date of Birth 12/31/64
First MI (Required) Last (Required)

Daytime Phone (952) 846-8036 Evening Phone () _____

Address 541 W 98th St #304
 City Bloomington County MN State & Zip Code 55420

Section 4

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND I UNDERSTAND ALL MAILINGS FROM INSPECTIONS DIVISION INCLUDING THE ANNUAL RENTAL LICENSE BILLING STATEMENT WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON UNLESS INSPECTIONS DIVISION IS NOTIFIED OF ANY CHANGES.

Signature of Owner: Abdi Mohamed Date: 02/10/10

Signature of Person responsible for Maintenance/Mgmt: _____
must be notarized. If Other Than Owner (Space reserved for Notary Stamp)

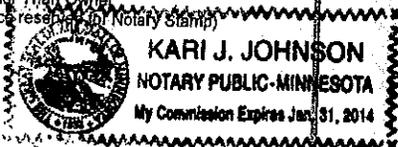
Signature of Property Manager if other than owner: Amr Shm Date: 02/10/10

Subscribed and sworn to before me on this 11th day of February 2010

Kari Johnson, Notary Public, Hennepin County

Caution: Your signature as Property Manager on this form will make you responsible for the maintenance and management of this rental property.

New Owners: Attached proof of ownership (i.e. copy of Certificate of Real Estate Value or HUD Statement or Bill of Sale).



RUC 543999
 operator EXK
 date 2/12/10
 \$ B1065 FEB 11 PM 2:28

543999

DEC 19 10:35

Rental License Update Information Form

*Please note that this form is ONLY for updating information for the people already listed on the license. If you are changing property managers, have a name change, or are moving out of the 16-county metropolitan area, you must submit an updated application with the contact person's signature notarized.

Property Address: 2808 Pillsbury Ave S
RLIC #: 543999

Owner Information:

Name: Abdullah staying the same
Address: _____
Phone: _____

Agent/Contact Information:

Name: Abdulaziz Sheikh
Address: 1132 S 8th St #203
Mpls MN 55404
Phone: 952 840 8036

Attach
to APPS

Rental License Update Information Form

* Please note that this form is ONLY for updating information for the people already listed on the license. If you are changing property managers, have a name change, or are moving out of the 16 county metro area, you must submit an updated application with the contact person's signature notarized.

Property Address: 1218 E 26th Street #208 Pillsbury Aves

RLIC #: 544652, 543999

Owner Information:

Name: _____

Address: _____

Phone: _____

Contact Information:

Name: Abdulaziz Sheikh

Address: 1132 S 8th St # 203

Mpls MN 55404

Phone: 952 846-8036



DEPARTMENT OF REGULATORY SERVICES
 INSPECTIONS DIVISION
 250 SOUTH 4TH STREET
 SUITE 300
 MINNEAPOLIS, MN 55415-1316

SEE BACK OF PAGE
 FOR INFORMATION
 AND PHONE NUMBERS

PLEASE INDICATE
 ANY CHANGES TO
 THIS STATEMENT
 ON THE BACK

ABDI MOHAMUD

HARROW MIDDELSA
 HA37EF ENGLAND

Oct. 12, 2013

LICENSE
 RLIC 543999

RENTAL LICENSING
 LATE STATEMENT

LOCATION:
 2808 PILLSBURY AVE
 PROPERTY OWNER:
 ABDI MOHAMUD
 HARROW MIDDELSA
 HA37EF ENGLAND

NIXIE 100 DE 1009 0112/26/13

RETURN TO SENDER
 UNDELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 55415135675 *0578-05575-09-46

IMPORTANT NOTICE

A late fee has been applied. You are hereby ordered to make the payment within fifteen (15) days after the date of this letter or a citation may be issued.

TOTAL AMOUNT DUE NOW: \$ 103.50

Failure to renew an expired license by November 15th shall require the payment of an administrative fee of two hundred fifty dollars (\$250.00) for the first dwelling unit and twenty dollars (\$20.00) for each additional dwelling unit under common ownership in the same building. This fee shall be in addition to any other appropriate enforcement action or fees due.

Please disregard this notice if you have sent in your payment.
 If you have any questions, please call us at 311 or (612)673-3000.

Make Checks Payable To: MINNEAPOLIS FINANCE DEPARTMENT

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING
 MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this stub.

RENTAL LICENSE RENEWAL - LATE
 Location: 2808 PILLSBURY AVE
 RLIC #: RLIC 543999

Amount Due Now
 \$103.50

Date Due
 ** PAST DUE **

Check here and see reverse for address correction

Amount Enclosed \$

ABDI MOHAMUD
 HARROW MIDDELSA
 HA37EF ENGLAND

MINNEAPOLIS - REG SERVICES
 P O BOX 77031
 MINNEAPOLIS, MN 55480-7731

0000543999 7000010350001552511291300005439997

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Property information search result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

2014 Assessment (For Taxes Payable 2015)

[Tax information](#)

[Property ID](#)

[Address](#)

[Addition name](#)

[Interactive map](#)

Property ID:

3402924340049

Search

Clear

Property ID: 34-029-24-34-0049

Address: 2808 PILLSBURY AVE

Unit No.:

Municipality: MINNEAPOLIS

Owner: ABDI MOHAMUD

Taxpayer Name / Address:
 ABDULAZIZ ELMI SHEIKH
 34 THE BYE WAY
 HARROW MIDDLESEX
 HA37EF ENGLAND

Subrecord No. 1

Improvement Amount: \$0

Property Type: RESIDENTIAL

Homestead Status: NON-HOMESTEAD

Exempt or Deferred:

Values	Estimated
Land:	\$55,600
Building:	\$120,400
Machinery:	\$0
Totals:	\$176,000
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn more	
Total Taxable Market Value:	\$176,000

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 3402924340049

[Map](#)

2808 Pillsbury Ave Minneapolis, MN 55408

RENTAL LICENSE & LODGING HOUSE LICENSE

Permit Type	Contact
RLIC - RENTAL LICENSING	Omar A Moallim 821 6th St Sw, New Brighton, MN 55112 763-400-6817

Paid On	Amount
Apr 08, 2014	\$69
Dec 19, 2012	\$69
Aug 09, 2011	\$132
Feb 12, 2010	\$65

PropertyInfo - Property Information System 7.1 rev: 3
 Minneapolis Information Technology
 For assistance, contact [Minneapolis 311](#) at 3-1-1 or (612) 673-3000

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Property Address:

Property ID: 3402924340049

[Map](#)

2808 Pillsbury Ave Minneapolis, MN 55408

Warning - IMPORTANT INFORMATION CONCERNING SPECIAL ASSESSMENTS!

City of Minneapolis property data is updated nightly, Monday – Friday. While efforts are made to ensure that the information on our website is complete and accurate, Special Assessments data could be up to 72 hours old due to data systems refresh cycles.

The Special Assessment information herein does not include Public Works, Minneapolis Park Board, Hennepin County assessments.

If you are concerned about the accuracy or timeliness of an item and would like to contact the department responsible for the data, please contact [Minneapolis 311](#) so that a 311 Customer Service Agent can direct you to the appropriate department. From within the City, dial 3-1-1; outside Minneapolis, dial (612) 673-3000. TTY/TDD users dial (612) 673-2157.

For more information, see the [Special Assessments website](#) or [Special Assessment Contacts](#).

SPECIAL ASSESSMENTS

Year	Total	Assessed	Pending	Cancelled	Paid	Other
2014	6	0	6	0	0	0
2013	5	3	0	0	2	0
Prior	25	21	0	2	2	0
All	36	24	6	2	4	0

[Hide Details.](#)

2014

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
12-0954322	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 30-apr-14 Reinsp Fee From 13-mar-14	Pending	\$150.00
12-0954322	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 24-feb-14 Unpaid Reinsp Fee From 14-nov-13	Pending	\$150.00
12-0954323	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 29-apr-2014 Unpaid Admin Citation \$1000	Pending	\$1,100.00

Issued 13-mar-2014

12-0954323	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 26-nov-2013 Unpaid Admin Citation \$500, Issued 23-sep-2013	Pending	\$550.00
12-0954323	1097	2014	H-rein Fee	Assessment For Re-inspection Fee Ent 20-dec-2013 Unpaid Reinspection Fee \$100 Issued 19-sep-2013	Pending	\$150.00
13-1017811	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 16-dec-2013 Unpaid \$500 Admin Citation Issued 15-nov-2013	Pending	\$550.00

2013**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
13-0993394	1080	2013	021	Remove Rubbish Ent 21-aug-13 Upholstered Couch, Toilet, Upholstered Chair, Stove, Rugs, And Misc Debris	Assessed	\$175.00
12-0954323	1162	2013	Sa- 1162	Unpaid Admin Citations - Nuisance Condit Ent 13-sep-13 Unpaid Admin Citation \$250	Assessed	\$275.00
12-0945455	1096	2013	704	Vbr Fee Vacant Building Registration Fee	Cancelled	\$6,948.00
12-0939440	1080	2013	021	Remove Rubbish Ent 05-oct-2012-do Not Chg Ho, Inspectors Picture Not Clear. To Far Back To See Rubbish. Garbage Thr	Cancelled	\$75.00
13-0996392	1080	2013	019	Brush & Branches <4" Ent 30-aug-2013 Please Bundle Brush/branches In Rear And Put By Collection Point	Assessed	\$402.80

2012**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
11-0824422	1162	2012	Sa- 1162	Unpaid Admin Citations - Nuisance Condit (ent 9-30-11) Unpaid \$1000 Admin Citation Issued 8-5-11	Assessed	\$1,100.00
10-0753674	1097	2012	H-rein Fee	Assessment For Re-inspection Fee (ent 9-26-11) \$100 Reinspection Fee	Assessed	\$150.00
12-0921240	1085	2012	013	Cut Vegetation/ Alley Ent-10-jul-2012- trim Back Vegetation	Cancelled	\$10.00
12-0937526	1080	2012	019	Brush & Branches <4" Ent 14-sep-2012 Brush Pile In Backyard	Assessed	\$275.00

2011

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
11-0824422	1162	2011	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent (01-jun-2011) - Assessment For Unpaid \$500 Admin Citation (13-apr-11)	Assessed	\$550.00
10-0749694	1097	2011	H-rein Fee	Assessment For Re-inspection Fee (ent 10-may-2011) - Unpaid \$100 Reinspection Fee	Assessed	\$150.00
10-0753674	1097	2011	H-rein Fee	Assessment For Re-inspection Fee (ent 12-apr-11) Unpaid \$100 Reinspection Fee	Assessed	\$150.00

2010**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
10-0775448	1085	2010	013	Cut Vegetation/ Alley (ent 7-27-10) Cut Vegetation/ Alley	Assessed	\$269.98

2009**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
09-0712496	1080	2009	021	Remove Rubbish Bags & Brush In Backyard (entered 8-27-09)	Assessed	\$175.00

2006**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
06-0481336	1086	2006	839	Inoperable Vehicle Red Ford Taurus, Mn Lic #Nmj-928, Tabs Expired 11/05 - Flat Tires, For Sale, Busted Windows - Aband	Assessed	\$75.00

2005**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
04-0361403	1080	2005	021	Remove Rubbish Pile Of Roofing Debris On Trailer At Rear Lot	Assessed	\$154.96

2003**SPECIAL ASSESSMENTS**

City of Minneapolis PropertyInfo

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Property Address:

Property ID: 3402924340049

[Map](#)

2808 Pillsbury Ave Minneapolis, MN 55408

Current Inspector: Ronald

Last Inspection: 06/19/2014 by Teresa

HOUSING VIOLATIONS

Year	Total	Open	Closed	Tags
<u>2014</u>	7	6	1	0
<u>2013</u>	13	8	5	0
<u>Prior</u>	128	20	108	0
<u>All</u>	148	34	114	0

[Hide Details.](#)

2014

INCIDENT: 14-1049560 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	OPEN	06/19/2014	06/27/2014	INSP	
Brush & Branches <4"	OPEN	06/19/2014	06/27/2014	INSP	

INCIDENT: 14-1049519 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/sidewalk	OPEN	06/19/2014	06/27/2014	INSP	

INCIDENT: 14-1049504 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/ Alley	OPEN	06/19/2014	06/27/2014	INSP	

INCIDENT: 14-1027760 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking Surfaces	OPEN	03/13/2014	06/01/2014	INSP	

(sf)

INCIDENT: 14-1025614 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 14-1021762 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

2013

INCIDENT: 13-1017811 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	11/14/2013	12/05/2013	INSP	
Assessment For Admin Citation Fee	DONE				

INCIDENT: 13-1008521 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Walls *	OPEN	09/19/2013	10/20/2013	INSP	
Repair Floors *	OPEN	09/19/2013	10/20/2013	INSP	

INCIDENT: 13-0996392 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Brush & Branches <4"	DONE	07/26/2013	08/06/2013	INSP	

INCIDENT: 13-0993431 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Floors *	OPEN	07/16/2013	08/17/2013	INSP	
Contractor Insects/vermin	OPEN	07/16/2013	08/17/2013	INSP	
Toilet Seat *	OPEN	07/16/2013	08/17/2013	INSP	
Plumbing Repairs *	OPEN	07/16/2013	08/17/2013	INSP	
Repair Screens	OPEN	07/16/2013	08/17/2013	INSP	
Provide Screens	OPEN	07/16/2013	08/17/2013	INSP	

INCIDENT: 13-0993394 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	07/16/2013	07/25/2013	INSP	

INCIDENT: 13-0993295 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Down/fallen Tree >4"	DONE	07/16/2013	08/02/2013	INSP	

2012**INCIDENT: 12-0954323 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking Surfaces (sf)	OPEN	11/13/2012	06/01/2013	INSP	
Repair Roof Overhang	OPEN	11/13/2012	06/01/2013	INSP	
Ground Cover	OPEN	11/13/2012	06/01/2013	INSP	

INCIDENT: 12-0954322 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Weatherstrip Doors	OPEN	11/13/2012	12/21/2012	INSP	
Deadbolt-sf/dx	OPEN	11/13/2012	12/21/2012	INSP	
Sash Cords	OPEN	11/13/2012	12/21/2012	INSP	
Heating Performance Safety Check Require	OPEN	11/13/2012	12/21/2012	INSP	
Repair/replace Heating Equipment	OPEN	11/13/2012	12/21/2012	INSP	
Plumbing Repairs *	OPEN	11/13/2012	12/21/2012	INSP	
Faceplates	OPEN	11/13/2012	12/21/2012	INSP	
Insp Choice - Fire	OPEN	11/13/2012	12/21/2012	INSP	
Repair Smoke Det.*	OPEN	11/13/2012	12/21/2012	INSP	
Repair Co Detectors	OPEN	11/13/2012	12/21/2012	INSP	
Provide/replace Guardrails	OPEN	11/13/2012	12/21/2012	INSP	

INCIDENT: 12-0954323 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Unpaid Admin	OPEN				

Citations -
Nuisance Condit

Assessment For Re-inspection Fee OPEN

Assessment For Admin Citation Fee OPEN

INCIDENT: 12-0954322 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Re-inspection Fee	OPEN				

INCIDENT: 12-0951519 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 12-0949460 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	11/13/2012	12/21/2012	INSP	

INCIDENT: 12-0945455 (VACANT BUILDING REGISTRATION)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Vbr Fee	DONE	09/25/2012	09/22/2012	INSP	

INCIDENT: 12-0945451 (VACANT BUILDING REGISTRATION)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Vacant Building Registration	DONE	09/19/2012	10/25/2012	INSP	

INCIDENT: 12-0942799 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 12-0939440 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	08/22/2012	08/28/2012	INSP	

INCIDENT: 12-0937528 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	08/14/2012	08/21/2012	INSP	

INCIDENT: 12-0937526 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Brush & Branches <4"	DONE	08/14/2012	08/21/2012	INSP	

INCIDENT: 12-0932306 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: 12-0921240 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/ Alley	DONE	06/13/2012	06/25/2012	INSP	

2011

INCIDENT: 11-0884750 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 11-0876772 (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 11-0825973 (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Gas	DONE	07/01/2011	07/08/2011	INSP	

INCIDENT: 11-0824422 (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	04/13/2011	05/08/2011	INSP	
Unpaid Admin Citations - Nuisance Condit	DONE				

2010

INCIDENT: 10-0775448 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag

Cut Vegetation/ Alley	DONE	07/02/2010	07/09/2010	INSP	
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INCIDENT: 10-0753676 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	04/05/2010	04/12/2010	INSP	

INCIDENT: 10-0753675 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Parking In Yard	DONE	04/05/2010	04/12/2010	INSP	

INCIDENT: 10-0753674 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Walls *	DONE	04/05/2010	05/05/2010	INSP	
Weatherstrip Doors	DONE	04/05/2010	05/05/2010	INSP	
Rep/rpl Int. Door/locks/hinges	DONE	04/05/2010	05/05/2010	INSP	
Door Locks, hinges...	DONE	04/05/2010	05/05/2010	INSP	
Plumbing Repairs *	DONE	04/05/2010	05/05/2010	INSP	
Rep/rep Fixtures *	DONE	04/05/2010	05/05/2010	INSP	
Provide Co Alarms	DONE	04/05/2010	05/05/2010	INSP	
Smoke Detectors	DONE	04/05/2010	05/05/2010	INSP	
Interior Handrails	DONE	04/05/2010	05/05/2010	INSP	
Assessment For Re-inspection Fee	DONE				

INCIDENT: 10-0749694 (OTHER INSPECTOR/FLOATER)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Clean Halls	DONE	04/05/2010	05/05/2010	INSP	
R/r Storm	DONE	04/05/2010	05/05/2010	INSP	
Provide Screens	DONE	04/05/2010	05/05/2010	INSP	
Assessment For Re-inspection Fee	DONE				

INCIDENT: 10-0740947 (HIGH OCCUPANCY DWELLING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

City of Minneapolis PropertyInfo

[Home](#) [Contact Us](#) [Help](#)

Property Address:

Property ID: 3402924340049

[Map](#)

2808 Pillsbury Ave Minneapolis, MN 55408

Police Precinct: 5

Last Incident Date: 06/14/2014

POLICE INCIDENTS

Year	Incidents	No. Reports Filed
2014	5	0
2013	1	0
Prior	49	7
All	55	7

[Hide Details.](#)

2014

PILLSBURY AV S/2808

Incident	Nature	Disposition	Date	Time
14035078	Assault	Cancelled	06/14/2014	02:26 AM
14-201486	Person with a Weapon (P)	AST-Assist	06/14/2014	02:24 AM
14033917	Medical Misc(E)	Patient(s) Transported	06/09/2014	01:14 AM
14-175995	Loud Party (P)	ADV-Advised	05/26/2014	11:31 PM
14-132668	Music-Loud (P)	ADV-Advised	04/23/2014	09:22 PM

2013

PILLSBURY AV S/2808

Incident	Nature	Disposition	Date	Time
13-013023	Robbery of Person (P)	BKG-Booking	01/14/2013	11:57 PM

2012

PILLSBURY AV S/2808

Incident	Nature	Disposition	Date	Time
12-131645	Lost Child (P)		05/02/2012	04:41 PM

12-101923	Recover Property (P)	ADV-Advised	04/05/2012	06:20 PM
12-082458	Found Child (P)	RPT-Report	03/20/2012	04:56 PM
12-035063	Retrieve Prop/Dom Situation (P)	AST-Assist	02/05/2012	11:55 AM
12-012927	Suspicious Person (P)	SNT-Sent	01/13/2012	10:28 PM

2011**PILLSBURY AV S/2808**

Incident	Nature	Disposition	Date	Time
11-0019017	CO Alarm w/No Symptoms (F)		07/15/2011	09:39 AM
11-156737	Receive Information (P)	INF-Information	06/02/2011	10:12 PM
11-148432	Kid Trouble (P)	ADV-Advised	05/26/2011	07:00 PM
11-078859	Disturbance (P)	GOA-Gone on Arrival	03/24/2011	04:58 PM
11008807	Heart Attack	Patient(s) Transported	02/20/2011	10:37 AM
11-0004733	Heart (FE)		02/20/2011	10:37 AM

2010**PILLSBURY AV S/2808**

Incident	Nature	Disposition	Date	Time
10-0027097	Smoke/Smoke Odor Structure (F)		10/11/2010	10:02 PM
10-205800	Suspicious Person (P)	GOA-Gone on Arrival	07/12/2010	02:44 AM
10-196296	Fight (P)	TRN-Transport	07/04/2010	04:55 AM

2008**PILLSBURY AV S/2808**

Incident	Nature	Disposition	Date	Time
08-221809	Attempt Pick-Up (P)	INF-Information	07/21/2008	11:14 AM
08-002240	Threats (P)	INF-Information	01/03/2008	00:33 AM

2007**PILLSBURY AV S/2808**

Incident	Nature	Disposition	Date	Time
51905	TRAFFIC STOP	ADV	03/04/2007	08:10 PM
4755	DAMAGE TO PROPERTY	RPT	01/06/2007	02:35 AM



**City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division**

250 South Fourth Street Room 300
Minneapolis, Minnesota 55415
www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500
Hmong-Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
English- Attention. If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.
 TTY: 612-673-2826 or 612-673-2157

21-NOV-12

**ABDULAZIZ SHEIKH
1132 8TH ST S #203**

MINNEAPOLIS ,MN 55404

NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 2808 PILLSBURY AVE

RFS #: 12-0954323

On 13-NOV-12, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

Please make the following corrections by the required due date of: 01-JUN-13

Repair or replace the deteriorating roof overhang of this dwelling in a professional manner and cover same with approved weather resistant covering. Minneapolis Code of Ordinances 244.500 Violation Text 149.

Inspector's Comments: HOLE IN NE CORNER

Discontinue parking vehicles on unpaved surfaces and install a proper parking surface. All open, off-street parking areas and driveways accessory to a single family dwelling shall be surfaced. Acceptable surfacing materials shall include asphalt, concrete, brick pavers, or similar material, or four(4) inches of Class 5 crushed limestone, installed and maintained per industry standards. Parking within six (6) feet of any dwelling is prohibited. This notice is appealable to the Zoning Board of Adjustments in accordance with the provisions in Section 525.170 of the Minneapolis Code of Ordinances. All appeals must be filed within ten (10) calendar days of this notice. Information concerning the Zoning Board of Adjustments may be obtained from the Zoning Section at 311. Minneapolis Zoning Ordinances 541.300; 537.80. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. THIS VIOLATION IS NOT APPEALABLE TO THE MINNEAPOLIS HOUSING BOARD OF APPEALS. Violation Text 837.

Inspector's Comments:

Provide a dust-free, erosion-free surface or ground cover for this property. Approved ground covers include grass, asphalt, concrete or other approved landscaping materials. Minneapolis Code of Ordinances 244.1570. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 51.

Inspector's Comments:

After the due date an inspection will be done to ensure that all violations have been corrected.

Failure to comply with order(s) by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken** per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

Right to Appeal

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

NICOLE GONZALEZ (NXG), HOUSING INSPECTOR I, Phone: (612) 685-1062

E-mail: nicole.gonzalez@minneapolismn.gov

List of Helpful Resources

For seniors, disabled individuals, or low-income residents:

The City's Senior Ombudsperson

Assists seniors and disabled persons find services they need. 612-673-3004

A Brush with Kindness

Volunteers help **low-income homeowners** do minor exterior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Application deadline is in May. Pat Lund, 612-788-8169 or pat.lund@tchabit.com

Handyworks

Helps **seniors** live independently at home by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. 612-721-8687, Ext. 329

Hearts & Hammers

Volunteers paint the exteriors of homes owned by **seniors** who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is FREE and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. 952-922-2451

Metro Paint-A-Thon

Volunteers will scrape, prime and paint the exteriors of selected homes owned by **persons 60 years of age or older or by persons with permanent physical disabilities**. Application deadline is in May of each calendar year. 612-721-8687, Ext. 321

Rebuilding Together

Rebuilding Together helps to preserve and revitalize houses, serving **low-income homeowners, seniors, disabled persons, and families with children**. They provide repairs - like roofing, plumbing, & electrical work - free of charge. 651-776-4273

Financing and Loans for a variety of income levels (check with your bank, too)

Center for Energy & Environment (CEE) and Neighborhood Revitalization Program

CEE offers a variety of low-interest loans and grants to **Minneapolis property owners – including rental property** - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at 612-335-5884.

City Living Program. Home-improvement loans. 612-673-5282

GHMC Housing Resource Center

The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call Denise at 612-378-7985.

Neighborhood Housing Services of Minneapolis

Helps owner-occupants of select neighborhoods throughout Minneapolis with repairs and remodeling. Call 612-521-3581 to find out what programs may be available in your area.

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
 For information on how to respond to this citation, see the reverse side of this form.

18-JUL-13

ABDULAZIZ SHEIKH
 1132 8TH ST S #203

MINNEAPOLIS ,MN 55404

Violation number: 12-0954323
Violation Location: 2808 PILLSBURY AVE
Violation Date: 18-JUL-13

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: REPAIR ROOF OVERHANG
 PARKING SURFACES(SF)
 GROUND COVER

FINE: \$250 (If not paid by 13-AUG-13 a 10% late payment fee will be added)

Officer or Inspector: NICOLE GONZALEZ (NXG), HOUSING INSPECTOR II, Phone: (612) 685-1062

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 2808 PILLSBURY AVE	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 13-AUG-13	Amount Due Now \$250
Please write this number on your check: 12-0954323		Amount Due After: 13-AUG-13 \$ 275	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines – *By paying the fine, you are admitting to the violation.*

To Pay By Mail: Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector...

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
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23-SEP-13

ABDULAZIZ SHEIKH
 1132 8TH ST S #203

MINNEAPOLIS ,MN 55404

Violation number: 12-0954323
Violation Location: 2808 PILLSBURY AVE
Violation Date: 23-SEP-13

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: REPAIR ROOF OVERHANG
 PARKING SURFACES(SF)

FINE: \$500 (If not paid by 18-OCT-13 a 10% late payment fee will be added)

Officer or Inspector: NICOLE GONZALEZ (NXG), HOUSING INSPECTOR II, Phone: (612) 685-1062

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 2808 PILLSBURY AVE	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 18-OCT-13	Amount Due Now \$500
Please write this number on your check: 12-0954323		Amount Due After: 18-OCT-13 \$ 550	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines – *By paying the fine, you are admitting to the violation.*

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Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector...

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



**City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division**

250 South Fourth Street Room 300
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English- Attention. If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.
TTY: 612-673-2626 or 612-673-2157

20-MAR-14

ABDULAZIZ SHEIKH
1132 8TH ST S #203

MINNEAPOLIS ,MN 55404

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
For information on how to respond to this citation, see the reverse side of this form.

Violation number: 12-0954323
Violation Location: 2808 PILLSBURY AVE
Violation Date: 13-MAR-14

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: REPAIR ROOF OVERHANG

FINE: \$1000 (If not paid by 14-APR-14 a 10% late payment fee will be added)

Officer or Inspector: NICOLE GONZALEZ (NXG), HOUSING INSPECTOR II, Phone: (612) 685-1062

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 2808 PILLSBURY AVE	MAIL PAYMENTS TO Inspections Division 250 South 4 th St. Suite 300 Minneapolis MN 55415-1316	Date Due 14-APR-14	Amount Due Now \$1000
Please write this number on your check: 12-0954323		Amount Due After: 14-APR-14 \$ 1100	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines –*By paying the fine, you are admitting to the violation.*

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Contesting the Violation – Requesting a Hearing

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You will be notified of a hearing date within 60 days from the receipt of the request.

Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
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Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



**City of Minneapolis
Department of Regulatory Services
Housing Inspection Services Division**

250 South Fourth Street Room 300
Minneapolis, Minnesota 55415
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 TTY: 612-673-2626 or 612-673-2157

15-NOV-13

ABDULAZIZ SHEIKH

**1132 8TH ST S #203
MINNEAPOLIS, MN 55404**

NOTICE OF ORDINANCE CODE VIOLATIONS

Property Address in Violation: 2808 PILLSBURY AVE RFS #: 13-1017811

On 14-NOV-13, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

Please make the following corrections by the required due date of: 10-DEC-13

Minneapolis Code of Ordinances requires all rental dwellings and dwelling units to be licensed. Each license must be renewed annually. Every licensee shall notify the Inspection Division within fourteen (14) days of any changes in the names, addresses, and other information concerning the persons listed in the last license application filed with the division. Licenses may be applied for in person in the office of the Department of Regulatory Services, Inspections Division, located in the Public Service Center, Room 300, 250 South 4th Street. Or call 311 for additional information. (If calling from outside the 612 area code, please dial 612-673-3000.) New owners may be required to provide proof of ownership. Minneapolis Code of Ordinances 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, and 244.2010. THIS VIOLATION IS EXEMPT FROM REINSPECTION FEES. Violation Text 180.

Inspector's Comments: Expired rental license

After the due date an inspection will be done to ensure that all violations have been corrected.

Failure to comply with order(s) by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken** per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

Right to Appeal

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

HOUSING INSPECTION SERVICES WEBSITE

www.minneapolismn.gov/inspections

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

NICOLE GONZALEZ (NXG), HOUSING INSPECTOR II, Phone: (612) 685-1062

E-mail: nicole.gonzalez@minneapolismn.gov

List of Helpful Resources

For seniors, disabled individuals, or low-income residents:

Senior Linkage Line

Assists seniors and disabled persons find any services they need. 800-333-2433

Handyworks

Helps seniors and the disabled live independently at home, by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. 612-276-1578 mchandler@gmcc.org

Neighborhood Involvement Program

A non-profit organization that provides medical, dental, and mental health services to youth and seniors. 612-374-3322

TRUST

Non-Profit, interfaith Organization which serves the needs of seniors, families, and the youth through various programs such as meals on wheels, chore services, estate fails, and life enrichment. 612-827-6159

A Brush with Kindness

Volunteers help low-income homeowners do minor exterior and minor interior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Pat Lund, 612-788-8169 or abwk@tchabitat.org

Hearts & Hammers

Volunteers paint the exteriors of homes owned by seniors who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is FREE and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. 763-502-1000 info@heartsandhammers.org

Metro Paint-A-Thon

Volunteers will scrape, prime and paint the exteriors of selected homes owned by persons 60 years of age or older or by persons with permanent physical disabilities. Application deadline is in mid-April of each calendar year. Contact coordinator Molly Chandler 612-276-1579

Rebuilding Together

Rebuilding Together helps to preserve and revitalize houses, serving low-income homeowners, seniors, disabled persons, and families with children. They provide repairs - like roofing, plumbing, & electrical work - free of charge. 651-776-4273

Financing and Loans for a variety of income levels (check with your bank, too)

Center for Energy & Environment (CEE) and Neighborhood Revitalization Program

CEE offers a variety of low-interest loans and grants to Minneapolis property owners – including rental property - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at 612-335-5858.

Community Action of Minneapolis

Utility Help- Works towards reducing the energy “burdens” for low-income residents of Minneapolis. 612-335-5837

Minnesota Housing Finance

Finances affordable housing for low income and moderate income individuals 651-296-8215

GMHC Housing Resource Center

The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call (Downtown HQ 612-339-0601) (North 612-588-3033) (South 612-722-7141)

Neighborhood Housing Services of Minneapolis

Helps owner-occupants of select neighborhoods throughout Minneapolis with repairs and remodeling. Call **612-521-3581** to find out what programs may be available in your area.

City of Minneapolis Departments

Neighborhood and Community Relations

Supports and **broadens community engagement** through involvement and support in various community organizations/activities. Call **612-673-3737** ncr@minneapolismn.gov

Department of Health

Overall **works towards health equity and well-being of the community**. Some of their goals include strong public health, healthy eating, healthy relationships, and violence free youth. All in all the well-being of citizens. Call **612-673-2301**

Public Works

Deals with a variety of things within the city such as: Drinking water treatment, garbage, recycling, yard waste, parking, planning and engineering construction information, sewer maintenance, sidewalks, snow removal, storm and surface water management, street sweeping, traffic, etc. Call **612-673-3000**

CPED

Involved in coordinating and rationalizing all city planning and development activity. CPED is also involved in the Minneapolis Neighborhood stabilization program. Some other programs of CPED include housing development, rehabilitation, and ownership. Call **612-673-5095**

Animal Care & Control

Provide a safe environment for animals. **612-673-6222**

Foreclosures:

Minnesota Homeownership Center

Assists first time home buyers with homeowner preparation and **foreclosure prevention**. **651-659-9336**

Minneapolis Advantage Program

Provides down payment as a motivation to home buyers to purchase foreclosed homes. Call **612-588-3033**

Vacant Building Registration Program

The Vacant Building Registration program is the City's primary tool for tracking, monitoring, and managing nuisance vacant properties in the City. Call **612-673-2233**

Minneapolis Neighborhood Stabilization Program

Minneapolis received more than \$14 million in stabilization funds. Eligible uses of the funds include: financing mechanisms, purchase and rehabilitation of abandoned and foreclosed homes, etc. Call **Community Planning & Economic Development 612-673-5095**

CITY OF MINNEAPOLIS
 INSPECTIONS DIVISION
 HOUSING MAINTENANCE SECTION
 300 PUBLIC SERVICE CENTER
 250 SOUTH 4TH STREET
 MINNEAPOLIS, MINNESOTA 55415

ADMINISTRATIVE CITATION

This citation charges you with a violation of Minneapolis City Code of Ordinances.
 For information on how to respond to this citation, see the reverse side of this form.

15-NOV-13

ABDULAZIZ SHEIKH

1132 8TH ST S #203
 MINNEAPOLIS, MN 55404

Violation number: 13-1017811
Violation Location: 2808 PILLSBURY AVE
Violation Date: 14-NOV-13

Violation: Fail to comply with written orders, Minneapolis Code 87.90 (f).

Violation type: LICENSING; **Minneapolis Code of Ordinances 244.1810, 244.1840, 244.1860, 244.1870, 244.1970, 244.1980, and 244.2010.**

FINE: \$500 (If not paid by 10-DEC-13 a 10% late payment fee will be added)

Officer or Inspector: NICOLE GONZALEZ (NXG), HOUSING INSPECTOR II, Phone: (612) 685-1062

Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.

Make Checks Payable to: MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.
 Para mas información llame 612-673-3000.

DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

ADMINISTRATIVE CITATION BILLING STATEMENT

Location: 2808 PILLSBURY AVE	MAIL PAYMENTS TO Inspections Division 250 South 4 th St, Suite 300 Minneapolis MN 55415-1316	Date Due 10-DEC-13	Amount Due Now \$500
Please write this number on your check: 13-1017811		Amount Due After: 10-DEC-13 \$ 550	

Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

Paying the Fines –*By paying the fine, you are admitting to the violation.*

To Pay By Mail: Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

To Pay in Person: Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

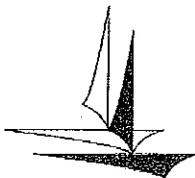
Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

Mail Payment and Correspondence to:
City of Minneapolis Inspections Division
Attn: Administrative Citation Processing
250 4th Street South, Room 300, Public Service Center
Minneapolis, MN 55415-1391

Make Checks Payable to: Minneapolis Finance Department



NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

Owner/Contact
ABDULAZIZ SHEIKH
1132 8TH ST S #203
MINNEAPOLIS, MN 55404

January 3, 2014

Property Address: 2808 PILLSBURY AVE

This is to notify you that the above property fails to meet the rental licensing standard listed below.

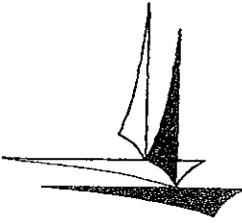
- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or **assessments for administrative citations**
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Owner of a 2 or more unit rental property must provide for recycling services
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

A license proceeding has been commenced against you because the building has been found to be in violation of the housing maintenance code. You have 10 days to bring the building into compliance. Hazards may need to be corrected sooner. After this date the City Council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the City Council denies, revokes, or suspends the license, the affected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Questions or concerns regarding your City of Minneapolis Rental License can be directed to 311.

City of Minneapolis, Regulatory Services - Housing Inspections
250 South 4th Street – Room 300, Minneapolis, MN 55415-1316 - (612) 673-3000

NOTICE OF REVOCATION, DENIAL, NON-RENEWAL, OR
SUSPENSION OF RENTAL LICENSE OR PROVISIONAL LICENSE



May 8, 2014

Minneapolis
City of Lakes

Property Address: 2808 - Pillsbury Avenue

**Regulatory Services
Department**

**Housing Inspections
Services Division**

250 South 4th Street – Room 300
Minneapolis, MN 55415-1316

Office 612 673-5826
Fax 612 673-2314
TTY 612 673-3300

Abdi Mohamud
34 The Bye Way
Harrow Middelsa
HA37EF ENGLAND

Omar Moallim
821 – 6th St SW
New Brighton, MN 55112

Abdulaziz Sheikh
1132 – 8th Street S
#203
Mpls, MN 55404

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910 and 244.1940)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) **Property taxes delinquent or assessments for administrative citations**
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Property with Rental Dwelling Units of 2+ must provide Recycling Services.
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

Documentation is attached which refers to the above checked standard(s) in violation.

In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in

addition to and do not supersede or preempt such other remedies such as condemnation or legal action.

If you do not appeal this action within 15 days from the date of this notification, the City Council may take action to Revoke your license(s).

If the City Council revokes the Rental License(s), the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

Sincerely,



Joann Velde
Deputy Director
Housing Inspections
612-673-5850

Enclosure

PLEASE KEEP THIS SIGN UP

City of Minneapolis
Department of Regulatory Services
Housing Inspections

NOTICE TO TENANTS OF RENTAL LICENSE REVOCATION, DENIAL, NON-RENEWAL OR SUSPENSION

To Renters of 2808 Pillsbury Av.

The license your landlord needs for this building cannot be given at this time due to:

Unpaid Pending Assessments LS11

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 5-30-14

You will be notified when this action becomes final. If the City Council revokes the rental license for this building, you will be given time to move. The Rental License is still valid until this action becomes final.

FOR GENERAL INFORMATION, PLEASE CALL 311

Date Posted: 5-12-14

English- Attention: If you want help translating this information, call

Spanish- Atención: Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

Somali- Ogow: Haddii aad dooneyso in lagaa kaalmeeye ifafaqadda macluumaadkaani oo laagla'aaan wac: 612-673-3500

Hmong- Ceab toon: Yog kojxav tau kev pab txhais.gov.gov ho rau koj dawb, liu 612-673-2800

Sign Language Interpreter: 612-673-3220 TTY: 612-673-2626

Rental Dwelling License Revocation Appeals Application

Any person wishing to file an appeal must prepare this form and submit this form along with a certified check or money order in the amount of \$300.00, payable to the Minneapolis Finance Department as an appeal filing fee. Submit the appeal form and filing fee to:

Regulatory Services
Minneapolis Housing Inspections
250 South 4th Street, Room 300
Minneapolis, MN 55415

Office hours are 8:00-4:30, Monday through Friday.

Any appeal must be filed within 15 days of receipt of the notice of license or provisional license denial, non-renewal, revocation or suspension or the appeal will be denied.

I hereby appeal the determination of my license and request a hearing.

Reason: I am New Mgr and I am going to fix
all The Violation - I do believe I have done
most violation, so we are ready for inspection

Date: 5-23-14 Property Address: 2808 Pillsbury Ave

MANAGER
Owner/Appellant's Name, Address, City, State, Zip:

OMAR MORALIM

Signature: 

You will be notified of the time and place of the appeals hearing. At the hearing you may be represented by an attorney if you so desire or you may represent yourself. You will have an opportunity to respond and to challenge the licensing action, to present witnesses and evidence under oath, and to cross-examine opposing witnesses under oath.

244.1910. - Licensing standards. (a) The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or provisional license, or for the imposition of reasonable conditions or restrictions upon such a license pursuant to section 259.165

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of inspections and his or her designated representative to perform a rental license review inspection as set forth in section 244.2000(c).
- (9) The licensee shall maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register and shall inform the director of the location at which the register is kept. The register shall be available for review by the director or his or her authorized representatives at all times.
- (10) The licensee shall submit to the director of inspections or an authorized representative of the director, at the time of application for a rental dwelling license and for just cause as requested by the director, the following information: the number and kind of units within the dwelling (dwelling units, rooming units, or shared bath units), specifying for each unit, the floor number, and the unit number and/or letter and/or designation.
- (11) a. There shall be no delinquent property taxes or assessments on the rental dwelling, nor shall any licensee be delinquent on any financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.
b. The licensee or applicant shall have satisfied all judgments duly entered or docketed against the licensee or applicant by any court of competent jurisdiction arising out of the operation of a rental property business. This subsection shall not be found to have been violated if the licensee or applicant demonstrates that the underlying case or action leading to the entry of judgment is being properly and timely removed to district court or otherwise appealed, or when the judgment is being paid in compliance with a payment plan accepted by either a court possessing jurisdiction over the judgment or the judgment creditor or during any period when the enforcement of the judgment has been duly stayed by such a court. This subsection shall become effective January 1, 2008.
- (12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (13) a. Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.
b. Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.
- (14) No new rental dwelling license shall be issued for the property during the pendency of adverse license action initiated pursuant to section 244.1940

- (15) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the director of inspections in accord with the provisions of section 244.1840
- (16) a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.
- b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it 3) holding for retrieval by the tenant upon one (1) business-day's notice.
- c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.
- d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.
- e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to section (b).
- f. Violation of this subsection, 244.1910(16), may result in an administrative citation, or may contribute to the denial or revocation of a rental license.
- g. This subdivision shall become effective December 1, 2004.
- (17) An owner shall not have any violations of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, at any rental dwelling which they own or have an ownership interest. A violation of Minnesota Rule Chapter 1300.0120 subpart 1 shall result in a director's determination of noncompliance notice being sent, pursuant to 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred.
- (18) The owner, where the owner pays the water bill for a rental dwelling, shall not allow the water to be shut off for non-payment. If water to a rental dwelling has been turned off, for lack of payment by the owner it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license or provisional license.
- (19) The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.
- (20) A licensee or owner/landlord shall not be in violation of section 244.265 of this Code, which requires owner/landlords to notify tenants and prospective tenants of pending mortgage foreclosure or cancellation of contract for deed involving the licensed property.
- (21) Any person(s), having an ownership or management interest in any property, upon a second violation of section 244.1810 by allowing to be occupied, letting or offering to let to another for occupancy, any dwelling unit without having first obtained a license or provisional license, shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of two (2) years.
- (22) The owner or licensee shall not be in violation of section 225.780, which requires every owner of a building containing two (2) or more dwelling units to provide for recycling services.
- (23) The licensee or applicant shall not have any unpaid fines or fees owing to the City of Minneapolis related to their rental property.

(90-Or-235, § 6, 9-14-90; 91-Or-220, § 1, 11-8-91; 94-Or-124, § 1, 9-16-94; 95-Or-097, § 2, 6-30-95; Ord. No. 97-Or-056, § 8, 6-27-97; 99-Or-163, § 5, 12-17-99; 2001-Or-074, § 1, 6-22-01; 2003-Or-070, § 2, 6-20-03; 2004-Or-122, § 1, 10-22-04; 2005-Or-008, § 1, 2-11-05; 2006-Or-115, § 2, 10-20-06; 2007-Or-063, § 1, 8-31-07; 2008-Or-016, § 4, 2-29-08; 2009-Or-044, § 2, 5-22-09; 2010-Or-041, § 1, 4-16-10; 2011-Or-044, § 1, 4-29-11; 2011-Or-108, § 4, 11-18-11; 2013-Or-040, § 1, 4-12-13)

244.1930. Director's determination of noncompliance; notice. (a) If the director of inspections determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 244.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.

(b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.

(c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.

(d) Whenever a notice of noncompliance is issued under this section, the director of inspections shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.

(e) The director of inspections shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99; 2011-Or-044, § 2, 4-29-11; 2011-Or-108, § 5, 11-18-11)

244.1940. Denial; non-renewal; revocation; suspension. (a) If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, or if the director determines that a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time, under the same owner/licensee, the director shall mail the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit, a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

(1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).

(2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.

(3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.

(4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.

(5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.

(6) The notice shall describe how an appeal may be filed under section 244.1960.

(7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office.

(b) Lapsed licenses. If a license lapses, or is surrendered, withdrawn, terminated, or otherwise becomes ineffective, the director may proceed, pursuant to subdivision (a), with an action to deny, non-renew, revoke or suspend if the action was commenced prior any lapse, surrender, withdraw, termination or other loss of license.

(c) Any action taken under this section shall be instituted against the rental dwelling license held by the owner(s), licensee and the person designated by the owner as the person responsible for the maintenance and management of the licensed property. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04; 2011-Or-044, § 3, 4-29-11; 2011-Or-108, § 6, 11-18-11)