

Community Development & Regulatory Services Committee

In the Matter of the Rental License Revocation Action

OWNER, LEE GLENZINSKI
2112 Harriet Avenue

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June 23, 2016

Property Address: 2112 – Harriet Avenue

Owner:

Lee Glenzinski
2112 Harriet Avenue
#2
Minneapolis, MN 55405

Dear Mr. Glenzinski:

On March 9, 2016 you were notified of the City's intent to revoke the rental dwelling license for the property located at 2112 Harriet Avenue. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on July 12th, 2016, at 1:30 p.m. in room 317 of City Hall, 350 S. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk's office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call me at 673-5295.

Sincerely,



Vu Tran
Administrative Enforcement Supervisor
Housing Inspections

Encl.



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

RLIC: 522442 | Prop Dev. | 13-APR-01 | Jur: MPLS

Applicant

Applicant: LEE F GLENZINSKI
Representative:
Position/Title:
Address Line 1:
Address Line 2: 2112 HARRIET AV S #2
City / State: MINNEAPOLIS MN Zip: 55405
E-mail:

Home Ph: 612-501-4024
Work Ph:
Extension:
Fax:
Type:
SSN:
IVR ID/PIN: 908399

Identifiers

Contact

Contact: LEE F GLENZINSKI
Representative:
Position/Title:
Address Line 1:
Address Line 2: 2112 HARRIET AV S #2
City / State: MINNEAPOLIS MN Zip: 55405
E-mail:

Home Ph: 612-501-4024
Work Ph:
Extension:
Fax:
Type:
Birthdate: 04-JUL-1962
IVR ID/PIN: 13919210

Photo

Copy Applicant From: Applicant

Owner

Professional

2017

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: 2112 HARRIET Ave, Mpls. 55405

RLIC #: 522442

Owner Information:

Name: Lee Glenzinski

Address: 2112 Harriet Ave So. #2

Mpls. MN 55405

Phone: 612-561-4024

Agent/Contact Information:

Name: _____

Address: _____

Phone: _____

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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)

2016 Assessment (For Taxes Payable 2017)

Search By:

[Tax information](#)

- [Property ID](#)
- [Address](#)
- [Addition name](#)
- [Interactive map](#)

Property ID:

3402924220064

[Search](#) [Clear](#)

Property ID: 34-029-24-22-0064

Address: 2112 HARRIET AVE S

Unit No.:

Municipality: MINNEAPOLIS

Owner: LEE F GLENZINSKI

Taxpayer Name / Address: LEE F GLENZINSKI

2112 HARRIET AVE S

MINNEAPOLIS MN 55405

Subrecord No. 1

Improvement Amount: \$0

Property Type: RESIDENTIAL TWO UNIT

Homestead Status: NON-HOMESTEAD

Exempt or Deferred:

Values	Estimated
Land:	\$67,800
Building:	\$311,700
Machinery:	\$0
Totals:	\$379,500
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
Learn more	
Total Taxable Market Value:	\$379,500

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Property Address:

Property ID: **3402924220064**

[Map](#)

2112 Harriet Ave Minneapolis, MN 55405

RENTAL LICENSE & LODGING HOUSE LICENSE		Paid On	Amount
Permit Type	Contact		
RLIC - RENTAL LICENSING	Lee F Glenzinski 2112 Harriet Av S #2, Minneapolis, MN 55405 612-501-4024		
		Oct 05, 2015	\$75
		Nov 21, 2014	\$88
		Dec 30, 2013	\$88
		Feb 26, 2013	\$88
		Aug 29, 2011	\$86
		Aug 23, 2010	\$84
		Feb 03, 2010	\$145
		Dec 04, 2008	\$57
		Nov 30, 2006	\$94
		Dec 22, 2004	\$36
		Dec 10, 2003	\$33
		Nov 25, 2002	\$33
		Oct 12, 2001	\$33
		Apr 13, 2001	\$33
RLIC - RENTAL LICENSING	Pegram Robert M Jr 2112 Harriet Av, Minneapolis, MN 55405 612 000-0000		
		Paid On	Amount
		Nov 23, 1999	\$28
RLIC - RENTAL LICENSING	Robert M Pegram Jr 1821 Rhode Island Ave N, Minneapolis, MN 55405 612 544-5390		
		Paid On	Amount
		Nov 23, 1999	\$28
		Nov 16, 1998	\$28

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Property Address:

Property ID: 3402924220064

[Map](#)

2112 Harriet Ave Minneapolis, MN 55405

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
2016	4	0	4	0	0	0
2015	0	0	0	0	0	0
Prior	2	2	0	0	0	0
All	6	2	4	0	0	0

[Hide Details.](#)

2016

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
14-1081500	1097	2016	H-rein Fee	Assessment For Re-inspection Fee Ent 19-nov-2015 Unpaid Reinspect Fee	Pending	\$150.00
14-1081500	1097	2016	H-rein Fee	Assessment For Re-inspection Fee Ent 26-apr-2016 Unpaid Reinsp Fee	Pending	\$150.00
14-1081500	1097	2016	H-rein Fee	Assessment For Re-inspection Fee Ent 18-mar-2016 Unpaid Reinspect Fee	Pending	\$150.00

15- 1137936	1089	2016	H-admin Cit	Assessment For Admin Citation Fee Ent 03-nov-2015 Unpaid Admin Citation \$500	Pending	\$550.00
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2014

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
14- 1051382	1085	2014	013	Trim Vegetation/ Alley Ent 22-aug-2014 Please Cut Vegetation Next To Utility Pole	Assessed	\$125.00

2010

SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
09- 0738320	1162	2010	Sa- 1162	Unpaid Admin Citations - Nuisance Condit Unpaid \$500 Citation Fee	Assessed	\$550.00

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: 3402924220064

[Map](#)

2112 Harriet Ave Minneapolis, MN 55405

Current Inspector: Marci

Last Inspection: 05/25/2016 by Ronald

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
2016	4	4	0	0
2015	5	1	4	0
Prior	18	2	16	0
All	27	7	20	0

[Hide Details.](#)

2016

INCIDENT: 16-1178741 (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Or Replace Foundation	OPEN	05/25/2016	07/25/2016	INSP	
Repair/replace Exterior Steps	OPEN	05/25/2016	07/25/2016	INSP	
Paint Exterior	OPEN	05/25/2016	07/25/2016	INSP	

INCIDENT: 16-1172432 (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

2015

INCIDENT: 15-1151186 (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: 15-1151146 (HOUSING)					

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [15-1143138](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Vacating	DONE	09/30/2015	10/31/2015	INSP	

INCIDENT: [15-1137936](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	09/08/2015	09/29/2015	INSP	
Assessment For Admin Citation Fee	DONE				

2014

INCIDENT: [14-1081500](#) (HOUSING COMPLAINTS)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Illegal Building	OPEN	09/30/2015	11/30/2015	INSP	
Assessment For Re-inspection Fee	OPEN				

INCIDENT: [14-1051382](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Trim Vegetation/ Alley	DONE	06/25/2014	07/03/2014	INSP	

2010

INCIDENT: [10-0788651](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

INCIDENT: [10-0756923](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

2009

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INCIDENT: [09-0738320](#) (HOUSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Obtain Rental License; Mco 244.1810	DONE	12/21/2009	01/15/2010	INSP	
Unpaid Admin Citations - Nuisance Condit	DONE				

2005**INCIDENT: [05-0475582](#) (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Combustible Storage	DONE	12/13/2005	01/15/2006	INSP	

INCIDENT: [05-0462523](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Paint Exterior Trim	DONE	08/18/2005		INSP	

INCIDENT: [05-0454303](#) (HOUSING LICENSING)

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair/remove Illegal/hazardous Wiring	DONE	08/16/2005	10/16/2005	INSP	
Combustible Storage	DONE	08/16/2005	10/16/2005	INSP	
Interior Handrails	DONE	08/16/2005	10/16/2005	INSP	
Install Ext Handrail	DONE	08/16/2005	10/16/2005	INSP	
Provide/replace Guardrails	DONE	08/16/2005	10/16/2005	INSP	
Protect 2nd Floor Exit Doors	DONE	08/16/2005	10/16/2005	INSP	

2002**INCIDENT: [02-0197968](#) (ENV COMBINED SEWER OVERFLOW)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Disconnected, But In A Non-compliant Man	DONE	03/22/2005	05/02/2005	ENMG	

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Property Address:

Property ID: 3402924220064

[Map](#)

2112 Harriet Ave Minneapolis, MN 55405

Police Precinct: 5

Last Incident Date: 06/01/2014

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
2016	0	0
2015	0	0
Prior	30	3
All	30	3

[Hide Details.](#)

2014

HARRIET AV/2112				
Incident	Nature	Disposition	Date	Time
14-183806	Theft (P)	UTL-Unable to Locate	06/01/2014	01:58 PM
14-035818	Attempt Pick-Up (P)	NOS-No Service	02/03/2014	10:25 AM

2012

HARRIET AV/2112				
Incident	Nature	Disposition	Date	Time
12-170272	Burglary Dwlng - Report (P)	RPT-Report	06/04/2012	09:31 PM
12-136833	Property Damage/Hit & Run (P)	RPT-Report	05/06/2012	09:09 PM
12-136780	Property Damage/Hit & Run (P)	TAG-Tagged	05/06/2012	08:03 PM
12-037201	Domestic Abuse-In Progress (P)	GOA-Gone on Arrival	02/07/2012	06:52 PM

2011

HARRIET AV/2112				

Incident	Nature	Disposition	Date	Time
11-319149	Disturbance (P)	ADV-Advised	10/21/2011	11:54 PM

2008**HARRIET AV/2112**

Incident	Nature	Disposition	Date	Time
08-341706	Miscellaneous (P)	ADV-Advised	11/04/2008	10:31 PM
08-0022890	F Alarm-Residential-Single (F)		08/16/2008	07:37 AM
08-202475	Firecrackers (P)		07/04/2008	10:12 PM

2007**HARRIET AV/2112**

Incident	Nature	Disposition	Date	Time
07-211646	Person with a Weapon (P)	Sent (SNT)	06/29/2007	00:35 PM

2006**HARRIET AV S/2112**

Incident	Nature	Disposition	Date	Time
291895	DAMAGE TO PROPERTY	ADV	10/10/2006	00:08 AM
227831	DAMAGE TO PROPERTY	INS	08/12/2006	02:57 AM

2005**HARRIET AV S/2112**

Incident	Nature	Disposition	Date	Time
178455	FIRECRACKERS	ADV	07/04/2005	09:59 PM
160763	FIRECRACKERS	AQT	06/18/2005	10:20 PM

2004**HARRIET AV S/2112**

Incident	Nature	Disposition	Date	Time
128278	DAMAGE TO PROPERTY	ADV	05/28/2004	00:09 PM

2003**HARRIET AV S/2112**

Incident	Nature	Disposition	Date	Time
198338	CHECK WELFARE	GOA	07/29/2003	08:24 AM
80845	ROBBERY OF PERSON	RPT	04/08/2003	09:06 AM
80774	PERSON WITH A WEAPON	GOA	04/08/2003	06:20 AM

2002

HARRIET AV S/2112

Incident	Nature	Disposition	Date	Time
210588	PARKING PROBLEM	TAG	07/30/2002	09:01 AM
92614	ATTEMPT PICKUP	FTC	04/11/2002	08:30 PM
84241	ATTEMPT PICKUP	GOA	04/02/2002	05:29 PM

2001

HARRIET AV S/2112

Incident	Nature	Disposition	Date	Time
349387	BLOCKED DRIVE	UNF	12/02/2001	09:38 PM
319506	ATTEMPT PICKUP	NOS	11/01/2001	10:29 PM
304011	UNWANTED PERSON	GOA	10/17/2001	10:42 PM
164529	GATHERING DISTURBING	ADV	06/17/2001	01:40 AM
150129	MISSING CHILD	CLS	06/05/2001	00:56 AM
25023	UNWANTED PERSON	GOA	02/08/2001	08:22 PM

1999

HARRIET AV S/2112

Incident	Nature	Disposition	Date	Time
378262	SUSPICIOUS VEHICLE	AST	11/30/1999	10:17 PM
17151	PARKING PROBLEM	TAG	01/18/1999	00:58 AM

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

Timeline

2112 Harriet Avenue

- 9-8-2015 Inspection letter sent for 9-30-2015
- 9-30-2015 Inspection Occurred – illegal 3rd unit was found
- 9-30-2015 Unlawful Occupancy placard was posted with a vacate date of 11-30-2015
- 10-1-2015 Orders were issued to abate the 3rd illegal unit or make it legal through CPED
- 10-1-2015 Directors Determination of Non Compliance was sent to the owner and occupants for licensing standards 2 & 3 – illegal occupancy/unit
- 12-11-2015 Re-inspection letter was sent for 1-6-2016
- 1-6-2016 Owner/Occupants were a no show
- 1-14-2016 Re-inspection letter was sent for 2-5-2016
- 2-5-2016 Owner/Occupants were a no show
- 2-5-2016 Directors Determination of Non Compliance was sent to the owner and occupants for licensing standard 8 – not allowing inspection
- 2-5-2016 Re-inspection letter was sent for 2-19-2016
- 2-19-2016 Owner/Occupants were a no show
- 3-6-2016 Revocation Action started for licensing standard 8, not allowing inspections
- 3-10-2016 Revocation Placard posted on property
- 5-6-2016 Inspection letter sent for 5-25-2016
- 5-25-2016 Owner/Occupants were a no show



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, llame 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
Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
 If you want help translating this information in any other language, call 612-673-3737

September 8, 2015

Lee F. Glenzinski
 2112 Harriet Ave #2
 Minneapolis, MN, 55405

COPY

Dear Lee F. Glenzinski:

The Minneapolis Code of Ordinances 244.1800 through 244.2010 requires an inspection of this property once a Rental License is obtained. I am scheduling a rental licensing inspection of your property located at **2112 Harriet Ave, Minneapolis, 55405, on Wednesday, September 30, 2015 at 1:00 P.M.**

If the date/time specified above is unacceptable for you, see the contact info below. Unless I hear from you to the contrary, I expect to meet you at the property at the date and time listed above.

For your benefit, I want to stress the importance of keeping this appointment or contacting me to reschedule. **A one hundred dollar (\$100.00) inspection fee may be charged for each missed appointment.**

I must have the tenant's consent to enter the premises in order to conduct this inspection. I have included the tenant consent forms with this letter. Please coordinate with your tenant to have this form completed and available to me at the inspection. Consent may also be provided through e-mail, by phone or text.

For inspector safety, it is requested that any animals on premises be secured during the course of the inspection.

Thank you in advance for your cooperation.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov

ENCLOSURE



Regulatory Services--Housing Inspection Services Division
 250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415
www.minneapolismn.gov



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Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
 If you want help translating this information in any other language, call 612-673-3737

September 8, 2015

Resident
 2112 Harriet Ave #1
 Minneapolis, MN 55405

COPY

Dear Occupant of 2112 Harriet Ave #1:

A rental licensing inspection of the property located at 2112 Harriet Ave #1 is being scheduled for **Wednesday, September 30, 2015 at 1:00 P.M.** The purpose of this inspection is to make sure dwelling units in the building meet the minimum requirements of the Minneapolis Housing Maintenance Code.

You do not need to be present for the inspection; however, I do need your consent in order to enter the property.

If, for some reason I am unable to conduct this inspection on the date listed above, the inspection will be rescheduled with the owner and completed Monday through Friday during normal business hours.

For inspector safety, it is requested that any animals on premises be secured during the course of the inspection.

Consent may be given by filling out the attached form, by email (ryan.flanagan@minneapolismn.gov) by phone or text (612-369-8586).

If you refuse consent, a court-issued warrant may be obtained to authorize the inspection.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov



**City of Minneapolis
 Department of Regulatory Services
 Housing Inspection Services Division**
 250 South 4th Street, Room 400
 Minneapolis, Minnesota 55415
www.minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamaada 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

LEE F GLENZINSKI

2112 HARRIET AV S #2
 MINNEAPOLIS, MN 55405

01-OCT-15
 Request Number: 14-1081500

Re: 2112 HARRIET AVE

An inspection on **30-SEP-15** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Failure to comply with the orders below by the due date(s) may result in a One hundred dollar (\$100.00) fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

Revert this dwelling to its authorized construction and occupancy as shown in the Inspections Division records. Our records show the dwelling being used in some other manner than what is allowed. If you believe that your property may have nonconforming rights to be used in this manner, you may contact the Zoning office at 612-673-3000 to apply for a certificate of non-conforming use. The burden of proof is upon the applicant to establish the lawful nonconforming status of the property and the lack of abandonment, change of use or other loss of such status. Minneapolis Code of Ordinances 244.1450 and Zoning Ordinance 546. 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. Violation Text 221.

Inspector's Comments: ILLEGAL BUILDING -- DUPLEX USED AS A TRIPLEX; UNLAWFUL ATTIC OCCUPANCY. FINISHED ATTIC SPACE TO BE USED IN CONJUNCTION WITH 2ND FLOOR UNIT, ACCESS TO 3RD FLOOR ATTIC MUST BE PROVIDED WITHIN THE 2ND FLOOR UNIT. OR CALL 311 TO CONTACT A CITY PLANNER TO DISCUSS ADDING A LEGAL ATTIC 'ACCESSORY DWELLING UNIT' TO AN OWNER OCCUPIED DUPLEX.

Due Date: 30-NOV-2015

Your prompt cooperation in attending to the item(s) above would be appreciated.

IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS. If you are unable to reach the inspector during observed office hours, you may leave a message at any time by calling the same number.

Code Information:

The Minneapolis Code of Ordinances, including sections on the Housing Maintenance Code, is available on computer terminals at:

- ◆ Hennepin County Public Library, Government Documents Section
- ◆ City Clerk's Office, Room 304 City Hall, 350 South 5th Street

The code is also available on the internet at <http://www.minneapolismn.gov>

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.

All materials and services are available in accessible formats.

RYAN FLANAGAN (RJF), HOUSING INSPECTOR I, Phone: (612) 369-8586
RYAN.FLANAGAN@minneapolismn.gov

Housing Inspections observes office hours of 8 to 4:30 Monday through Friday.

Penalty for removal \$700.00 fine and/or 90 days imprisonment

**City of Minneapolis
Department of Inspections
Placard Of**

UNLAWFUL OCCUPANCY

In accordance with Chapter 244 Minneapolis Code of Ordinances, The premises, building, structure or any portion thereof and located at 2112 HARRIET AVE is hereby ordered to vacated because of Section(s) 244.1450 of the Minneapolis Code of Ordinances. Description of violation: Related Violation Codes: 221 ILLEGAL BUILDING -- DUPLEX USED AS A TRIPLEX; UNLAWFUL ATTIC OCCUPANCY.

In accordance with Section 244.1450, 244.200, 244.1810, 244.1860 and 244.1970 of the Minneapolis Code of Ordinances this building premise, structure or portion thereof must be vacated by: 30-NOV-15

Date Placard Posted: 30-SEP-15

Phone #:(612) 369-8586

Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 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
Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2157
If you want help translating this information in any other language, call 612-673-3737



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 xaw tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
 If you want help translating this information in any other language, call 612-673-3737

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

October 1, 2015

Property Address: 2112 Harriet Ave, Minneapolis, Mn, 55405

Owner:
Lee Glenzinski
2112 Harriet Ave #2
Minneapolis, MN, 55405

Contact Person/Manager:
Same as owner

COPY

This is to notify you that the above property fails to meet one or more of the rental licensing standards (Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.1840) below:

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning Code
- (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 are 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 within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental license application is not current per section MCO 244.1840
- (17) Licensee failed to obtain required permits MN Rule Chapter 1300.0120
- (18) Licensee allowed water shut off for non-payment
- (19) Other Cause Chapter 4, Section of Charter
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Licensee failed to provide required recycling services
- (23) Licensee has unpaid fines/fees owing to the City of Minneapolis

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 until November 30, 2015 to bring the building into compliance. 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.

Sincerely,

Ryan Flanagan
Housing Inspector
612-369-8586
ryan.flanagan@minneapolismn.gov



Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700
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Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
 If you want help translating this information in any other language, call 612-673-3737

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

October 1, 2015

Property Address: 2112 Harriet Ave, Minneapolis, Mn, 55405

COPY

Dear Resident of 2112 Harriet Ave #3:

This is to notify you that the above property fails to meet one or more of the rental licensing standards (Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.1840) below:

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning Code
- (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 are 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 within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental license application is not current per section MCO 244.1840
- (17) Licensee failed to obtain required permits MN Rule Chapter 1300.0120
- (18) Licensee allowed water shut off for non-payment
- (19) Other Cause Chapter 4, Section of Charter
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Licensee failed to provide required recycling services
- (23) Licensee has unpaid fines/fees owing to the City of Minneapolis

A license proceeding has been commenced against the owner because the building has been found to be in violation of the Housing Maintenance Code. After November 30, 2015, if the building is not in compliance, 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, you may be required to vacate the building.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov



Regulatory Services--Housing Inspection Services Division
 250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415
www.minneapolismn.gov



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Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
 If you want help translating this information in any other language, call 612-673-3737

December 11, 2015

Lee Glenzinski
 2112 Harriet Ave #2
 Minneapolis, MN, 55405

COPY

Dear Lee Glenzinski:

A re-inspection of the property located at **2112 Harriet Ave, Minneapolis, Mn, 55405** is being scheduled for **Wednesday, January 06, 2016 at 10:00 A.M.** The purpose of this re-inspection is to verify compliance with existing orders. This is a required inspection per Minneapolis Code of Ordinances 244.120 and 244.1800 through 244.2010. An inspection fee of one hundred dollars (\$100.00) will be charged for each missed appointment and/or any inspection where all noted violations have not been abated per Minneapolis Code of Ordinances 244.190.

Please meet me at the property at the date and time listed above. If the date/time specified above is unacceptable to you, please call me as soon as possible to reschedule this appointment.

I must have the current tenant's consent in order to conduct this inspection. If there is a new tenant, please coordinate with them to have an updated consent form completed and available to me by the inspection time. I have included a tenant consent form for your convenience. Additionally, consent may be granted by email (ryan.flanagan@minneapolismn.gov) by phone or text (612-369-8586).

For inspector safety, it is requested that any animals on premises be secured during the course of the inspection.

If written consent is not provided a court issued warrant may be obtained to authorize the inspection.

Thank you in advance for your cooperation.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov

ENCLOSURE



Regulatory Services--Housing Inspection Services Division
 250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415
www.minneapolismn.gov



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Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
 If you want help translating this information in any other language, call 612-673-3737

December 11, 2015

Occupant
 2112 Harriet Ave #3
 Minneapolis, MN 55405

COPY

Dear Occupant of 2112 Harriet Ave #3:

A re-inspection of the property located at 2112 Harriet Ave #3 is being scheduled for **Wednesday, January 06, 2016 at 10:00 A.M.** The purpose of this inspection is to verify compliance with orders issued.

If, for some reason I am unable to conduct this inspection on the date listed above, the inspection will be completed Monday through Friday during normal business hours.

If you are a new tenant, your landlord will be contacting you to obtain consent in order to conduct the inspection. If you refuse consent, a court-issued warrant may be obtained to authorize the inspection.

For inspector safety, it is requested that any animals on premises be secured during the course of the inspection.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov

ENCLOSURE



Regulatory Services--Housing Inspection Services Division
 250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415
www.minneapolismn.gov



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Hmong- Ceeb toom. Yog:koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800
Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
 If you want help translating this information in any other language, call 612-673-3737

January 14, 2016

Lee Glenzinski
 2112 Harriet Ave #2
 Minneapolis, MN, 55405

COPY

Dear Lee Glenzinski:

An inspection of **2112 Harriet Ave, Minneapolis, Mn, 55404** was scheduled for **Wednesday, January 06, 2016 at 10:00 A.M.** I was present at the property to meet you at the appointed time however; you did not appear nor advise me that you would be unable to keep that appointment.

The Minneapolis Code of Ordinances 244.1800 through 244.2010 requires an inspection of this property once a Rental License is obtained. I have rescheduled an inspection of your property located at **2112 Harriet Ave, Minneapolis, Mn, 55404** for **Friday, February 05, 2016 at 10:00 A.M.**

If the date/time specified above is unacceptable for you, see the contact info below. Unless I hear from you to the contrary, I expect to meet you at the property at the date and time listed above.

For your benefit, I want to stress the importance of keeping this appointment or contacting me to reschedule. If you fail to allow the inspection, license revocation or denial proceedings will be commenced. **A one hundred dollar (\$100.00) inspection fee may be charged for each missed appointment.**

I must have the tenant's consent to enter the premises in order to conduct this inspection. I have included the tenant consent forms with this letter. Please coordinate with your tenant to have this form completed and available to me at the inspection. Consent may also be provided through e-mail, by phone or text.

For inspector safety, it is requested that any animals on premises be secured during the course of the inspection.

Thank you in advance for your cooperation.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov

ENCLOSURE



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NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

February 5, 2016

Property Address: 2112 Harriet Ave, Minneapolis, Mn, 55405

Owner:
 Lee Glenzinski
 2112 Harriet Ave #2
 Minneapolis, MN, 55405

Contact Person/Manager:
 Same as owner

COPY

This is to notify you that the above property fails to meet one or more of the rental licensing standards (Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.1840) below:

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning Code
- (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 are 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 within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental license application is not current per section MCO 244.1840
- (17) Licensee failed to obtain required permits MN Rule Chapter 1300.0120
- (18) Licensee allowed water shut off for non-payment
- (19) Other Cause Chapter 4, Section of Charter
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Licensee failed to provide required recycling services
- (23) Licensee has unpaid fines/fees owing to the City of Minneapolis

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 until February 19, 2016 to bring the building into compliance. 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.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov



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NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

February 5, 2016

COPY

Property Address: 2112 Harriet Ave, Minneapolis, Mn, 55405

Dear Resident of Unit #1:

This is to notify you that the above property fails to meet one or more of the rental licensing standards (Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.1840) below:

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning Code
- (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 are 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 within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental license application is not current per section MCO 244.1840
- (17) Licensee failed to obtain required permits MN Rule Chapter 1300.0120
- (18) Licensee allowed water shut off for non-payment
- (19) Other Cause Chapter 4, Section of Charter
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Licensee failed to provide required recycling services
- (23) Licensee has unpaid fines/fees owing to the City of Minneapolis

A license proceeding has been commenced against the owner because the building has been found to be in violation of the Housing Maintenance Code. After February 19, 2016, if the building is not in compliance, 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, you may be required to vacate the building.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov



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NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

February 5, 2016

Property Address: 2112 Harriet Ave, Minneapolis, Mn, 55405

COPY

Dear Resident of Unit #3:

This is to notify you that the above property fails to meet one or more of the rental licensing standards (Minneapolis Code of Ordinances 244.1910, 244.1920, 244.1930 and 244.1840) below:

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning Code
- (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 are 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 within last 5 years
- (14) Licensee has adverse license action in progress
- (15) Rental license application is not current per section MCO 244.1840
- (17) Licensee failed to obtain required permits MN Rule Chapter 1300.0120
- (18) Licensee allowed water shut off for non-payment
- (19) Other Cause Chapter 4, Section of Charter
- (21) 2nd violation of letting/offering to let unlicensed rental
- (22) Licensee failed to provide required recycling services
- (23) Licensee has unpaid fines/fees owing to the City of Minneapolis

A license proceeding has been commenced against the owner because the building has been found to be in violation of the Housing Maintenance Code. After February 19, 2016, if the building is not in compliance, 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, you may be required to vacate the building.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov



Regulatory Services--Housing Inspection Services Division
 250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415
www.minneapolismn.gov



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Sign Language Interpreter – 612-673-3220 TTY: 612-673-2626
 If you want help translating this information in any other language, call 612-673-3737

February 5, 2016

Lee Glenzinski
 2112 Harriet Ave #2
 Minneapolis, MN, 55405

COPY

Dear Lee Glenzinski:

An inspection of **2112 Harriet Ave, Minneapolis, Mn, 55405** was scheduled for **Friday, February 05, 2016 at 10:00 A.M.** I was present at the property to meet you at the appointed time however; you did not appear nor advise me that you would be unable to keep that appointment.

The Minneapolis Code of Ordinances 244.1800 through 244.2010 requires an inspection of this property once a Rental License is obtained. I have rescheduled an inspection of your property located at **2112 Harriet Ave, Minneapolis, Mn, 55405** for **Friday, February 19, 2016 at 10:00 A.M.**

If the date/time specified above is unacceptable for you, see the contact info below. Unless I hear from you to the contrary, I expect to meet you at the property at the date and time listed above.

For your benefit, I want to stress the importance of keeping this appointment or contacting me to reschedule. If you fail to allow the inspection, license revocation or denial proceedings will be commenced. **A one hundred dollar (\$100.00) inspection fee may be charged for each missed appointment.**

I must have the tenant's consent to enter the premises in order to conduct this inspection. I have included the tenant consent forms with this letter. Please coordinate with your tenant to have this form completed and available to me at the inspection. Consent may also be provided through e-mail, by phone or text.

For inspector safety, it is requested that any animals on premises be secured during the course of the inspection.

Thank you in advance for your cooperation.

Sincerely,

Ryan Flanagan
 Housing Inspector
 612-369-8586
ryan.flanagan@minneapolismn.gov

ENCLOSURE



Regulatory Services--Housing Inspection Services Division
250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415
www.minneapolismn.gov



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Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
If you want help translating this information in any other language, call 612-673-3737

May 6, 2016

Lee F Glenzinski
2112 Harriet Ave S #2
MINNEAPOLIS, MN 55405

Dear Lee F Glenzinski:

The Minneapolis Code of Ordinances 244.1800 through 244.2010 requires all rental properties to be inspected. I am scheduling a rental licensing inspection of your property located at **2112 Harriet Ave, on Wednesday, May 25, 2016 at 9:00 AM.**

If the date/time specified above is unacceptable for you, see the contact info below. Unless I hear from you to the contrary, I expect to meet you at the property at the date and time listed above.

For your benefit, I want to stress the importance of keeping this appointment or contacting me to reschedule. **A one hundred dollar (\$100.00) inspection fee may be charged for each missed appointment.**

I must have the tenant's consent to enter the premises in order to conduct this inspection. I have included the tenant consent forms with this letter. Please coordinate with your tenant to have this form completed and available to me at the inspection. Consent may also be provided through e-mail, by phone or text.

For inspector safety, it is requested that any animals on premises be secured during the course of the inspection.

Thank you in advance for your cooperation.

Sincerely,

Ron Martin
Housing Inspector
612-759-2540
ronald.martin@minneapolismn.gov

ENCLOSURE



Regulatory Services--Housing Inspection Services Division
250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415
www.minneapolismn.gov



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Sign Language Interpreter -- 612-673-3220 TTY: 612-673-2626
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May 2, 2016

Tenant
2112 Harriet Ave S #1
Minneapolis, MN 55405

Dear Occupant of 2112 Harriet Ave S #1:

A rental licensing inspection of the property located at 2112 Harriet Ave S #1 is being scheduled for **Wednesday, May 25, 2016 at 9:00 AM**. The purpose of this inspection is to make sure dwelling units in the building meet the minimum requirements of the Minneapolis Housing Maintenance Code.

You do not need to be present for the inspection; however, I do need your consent in order to enter the property.

If, for some reason I am unable to conduct this inspection on the date listed above, the inspection will be rescheduled with the owner and completed Monday through Friday during normal business hours.

For inspector safety, it is requested that any animals on premises be secured during the course of the inspection.

Consent may be given by filling out the attached form, by email (ronald.martin@minneapolismn.gov) by phone or text (612-759-2540).

If you refuse consent, a court-issued warrant may be obtained to authorize the inspection.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Ron Martin
Housing Inspector
612-759-2540
ronald.martin@minneapolismn.gov

FINDINGS OF FACT

Lee Glenzinski is the owner of the property at the listed address of 2112 Harriet Avenue, Minneapolis, MN. As the owner of this property Lee Glenzinski applied for and was awarded a rental license for the property. Lee Glenzinski was listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. On the rental license application Lee Glenzinski listed an address of 2112 #2 Harriet Avenue, Minneapolis, MN as the contract address for the mailings from the Inspections Division.

On September 30, 2015, an inspection was conducted by Housing Inspector Ryan Flanagan for the property at 2112 Harriet Avenue. Inspector Flanagan discovered an illegal third unit at the property and posted the property with an Unlawful Occupancy placard and also issued a violation notice to the owner. The owner was required to abate the illegal third unit or legalize it through Minneapolis Development Review. A Director's Determination of Non-Compliance was also issued to the owner notifying him that the property failed to meet the licensing standards under Minneapolis Code of Ordinances 244.1910 (2) & (3) due to illegal occupancy/illegal unit. The owner was given time to bring the property into compliance.

On December 11, 2015, a re-inspection letter was sent to the owner setting an inspection for January 6, 2016. On January 6, 2016, Inspector Flanagan arrived at the property to conduct a re-inspection of the property, however neither the owner nor the occupants were at the property to allow the inspection.

On January 14, 2016, a re-inspection letter was sent to the owner setting an inspection for February 5, 2016. On February 5, 2016, Inspector Flanagan arrived at the property to conduct the re-inspection of the property, however, neither the owner nor the occupants were at the property to allow the inspection.

On February 5, 2016, Inspector Flanagan issued a Notice of Director's Determination of Non-Compliance to Lee Glenzinski, notifying the owner 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 ten days to come into compliance by allowing the required inspection. A re-inspection letter was also issued by Inspector Flanagan setting an inspection for February 19, 2016.

On February 19, 2016, Inspector Flanagan arrived at the property to conduct a re-inspection of the property, however neither the owner nor the occupants were present to allow the inspection.

On March 6, 2016 a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Lee Glenzinski at the listed address of 2112 #2 Harriet Avenue, Minneapolis, MN. Notice of the pending revocation was also posted on the rental property located at 2112 Harriet Avenue. Lee Glenzinski was given fifteen (15) days to file an appeal in this matter and the fifteen days expired without an appeal being filed.

On May 6, 2016, a re-inspection letter was sent to the owner setting an inspection for May 25, 2016. On May 25, 2016, Inspector Flanagan arrived at the property to conduct the re-inspection of the property, however, neither the owner nor the occupants were at the property to allow the inspection.

NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

March 9, 2016

Property Address: 2112 – Harriet Avenue

Owner:
Lee Glenzinski
2112 Harriet Avenue
#2
Minneapolis, MN 55405

Dear Mr. Glenzinski:

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). The Director of Inspections is referring this matter to the City Council with a recommendation to revoke the rental license.

- (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 pending 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
- (19) Good 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.
- (24) The licensee or applicant shall not have any violations of Chapter 240, Lead Poisoning

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,

A handwritten signature in blue ink, appearing to read 'Vu Tran', with a horizontal line underneath.

Vu Tran
Administrative Enforcement Supervisor
Housing Inspections
612-673-5295

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 2112 Harriet Ave.

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

Not Allowing Inspections

LS8

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 3-30-16

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: 3-10-16

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

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

Somali Ogow: Haddii aad dooneyso in la gaa kaalmeeyo taajamadda macluumaadka oo la aqila' aan waa 612-673-3500

Hmong/Ceeb Toom: Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

Sign Language Interpreter: 612-673-8220, TTY: 612-673-2626

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 regulatory services 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 their authorized representatives at all times.
- (10) The licensee shall submit to the director of regulatory services 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 regulatory services 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.
- (24) An owner shall not have any violations of chapter 240 of this Code, adopting Minnesota State Statutes Chapter 144 and amendments thereto and Minnesota Rules, Chapter 4761 and amendments thereto, at any rental dwelling which they own or have an ownership interest. A violation of chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in a director's determination of noncompliance notice being sent, pursuant to [section] 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 chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to [section] 244.1940 of the Code, for the rental dwelling where the second violation occurred. (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; 2013-Or-161, § 47, 12-6-13; 2015-Or-073, § 1, 8-21-15)

244.1930. - Director's determination of noncompliance; notice.

- (a) If the director of regulatory services 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 regulatory services 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 regulatory services 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; 2013-Or-161, § 48, 12-6-13)

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)