

## **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.