

FINDINGS OF FACT

Jason M. Quick is the owner of the property at the listed address of 3605 4th Avenue S. Minneapolis, MN. As the owner of this property Jason M. Quick applied for and was awarded a rental license for the property. On the rental license application Jason M. Quick was listed as the owner of the property and listed as the person responsible for the maintenance and management of the property. Jason M. Quick provided a contact address of 3605 4th Avenue S., Minneapolis, MN along with an additional mailing address of 11280 86th Avenue N., Maple Grove, MN 55369.

On February 24, 2009, Housing Inspector Mah Isaac conducted an inspection of the property at the 3605 4th Avenue S. address. On, February 24, 2009, Inspector Isaac issued orders to the owner, Jason M. Quick, requiring the owner to, among other things, provide smoke detectors throughout the building, to discontinue storage of combustibles, remove illegal wiring, provide required light fixtures and repair the plumbing throughout. On February 24, 2010, Inspector Isaac also placarded the property with a Notice of Intent to Condemn for Hazardous Plumbing, Electricity and Lack of Maintenance. The owner was given until March 31, 2009, to make the appropriate repairs. On July 20, 2009, Inspector Isaac conducted an inspection at the property and found that the owner had not complied with all of the written orders and an administrative citation was issued on August 5, 2009, in the amount of \$200.00. On September 8, 2009, Inspector Isaac conducted an inspection at the property and found that the owner had not complied with all of the written orders and an administrative citation was issued on September 28, 2009, in the amount of \$400.00. On November 2, 2009, Inspector Isaac conducted an inspection at the property and found that the owner had not complied with all of the written orders and an administrative citation was issued on November 4, 2009, in the amount of \$800.00.

On October 22, 2009, a review of Department records showed that Jason M. Quick had not renewed the rental license for the property located at 3605 4th Avenue S. On October 28, 2009, an order was written to the owner requiring the owner to obtain a rental license within 14 days. On November 13, 2009, an administrative citation was issued in the amount of \$200.00 for failing to obtain a rental license. On December 11, 2009, an administrative citation was issued in the amount of \$400.00 for failing to obtain a rental license.

On October 22, 2009, Inspector Isaac conducted an inspection at the property and on October 28, 2009, issued orders requiring the owner, Jason M. Quick, to repair the roof of the property. The owner was given until November 28, 2009, to make the required repairs. On March 3, 2010, Inspector Isaac conducted an inspection at the property and found that the owner had not complied with all of the written orders and an administrative citation was issued on March 8, 2010, in the amount of \$200.00. On April 20, 2010, Inspector Isaac conducted an inspection at the property and found that the owner had not complied with all of the written orders and an administrative citation was issued on April 29, 2010, in the amount of \$400.00.

On June 15, 2010, a Notice of Director's Determination of Non-Compliance was sent to Jason M. Quick notifying him that there was in violation of M.C.O. § 244.1910 (11)(a) due to licensee be delinquent on financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process on the rental property located at 3605 4th Avenue S., Minneapolis, MN. The owner was given ten days to bring the property in compliance with M.C.O. § 244.1910. The owner failed to bring the property into compliance and on July 6, 2010, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Jason M. Quick. The property was also posted with the notice of revocation. The owner was given fifteen (15) days to file an appeal which it failed to do.