

FINDINGS OF FACT

Frank Zaragoza is the owner of the property at the listed address of 315 Ontario Street S.E., Minneapolis, MN. As the owner of this property Mr. Zaragoza applied for and was awarded a rental license for the property. On the rental license application Mr. Zaragoza listed Claudia Marie Zaragoza as the person responsible for the maintenance and management of the rental property. Upon updating the rental license in 2007, Mr. Zaragoza listed himself as the person responsible for the maintenance and management of the property.

On November 3, 2005, Housing Inspections Inspector Sarah Maxwell, conducted an inspection of the property at the 315 Ontario Street S.E. address. On November 9, 2005, Inspector Maxwell issued orders to Claudia Marie Zaragoza, the person responsible for the maintenance and management of the property, requiring the following work to be completed; Tuckpoint the chimney, repair or remove the gutters and downspouts, repair or replace the exterior wall of the dwelling, repair or replace the deteriorating roof overhang and to properly prepare and paint the siding and wood trim. The compliance date given on the original orders was to complete the repairs prior to July 1, 2006. On July 13, 2006, Inspector Maxwell completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on August 8, 2006, in the amount of \$200.00. On January 9, 2007, Inspector Maxwell completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued in the amount of \$400.00 on February 8, 2007. On April 12, 2007, Inspector Maxwell completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on in the amount of \$800.00 on April 19, 2007. On August 1, 2007, Inspector Maxwell completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on August 8, 2007, in the amount of \$1,600.00.

On May 15, 2009, a final warning letter was issued to Claudia Marie Zaragoza indicating that the original orders, other than the tuckpointing of the chimney, had not been abated in the three years since the orders were issued. On September 16, 2009, Inspector Maxwell completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on September 21, 2009, in the amount of \$2,000.00. On November 4, 2009, Inspector Maxwell completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on November 29, 2009, in the amount of \$2,000.00.

On January 28, 2010, a Notice of Director's Determination of Non-Compliance was sent to Mr. Zaragoza notifying him that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments on his rental property located at 315 Ontario Street S.E., Minneapolis, MN. Mr. Zaragoza was given ten days to bring the property in compliance with M.C.O. § 244.1910. Mr. Zaragoza failed to bring the property into compliance and on March 19, 2010, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Mr. Zaragoza. The property was also posted with the notice of revocation. Mr. Zaragoza was given fifteen (15) days to file an appeal which he failed to do.