

FINDINGS OF FACT

Frank Zaragoza is the owner of the property at the listed address of 321 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 himself as the person responsible for the maintenance and management of the property.

On February 16, 2007, Housing Inspections Inspector Craig Eliason, conducted an inspection of the property at 321 Ontario Street S.E. address. On February 20, 2007, Inspector Eliason issued orders to the owner, Frank Zaragoza, requiring the following work to be completed; repair or replace the foundation of the dwelling where necessary, properly prepare and paint the wood trim of the main dwelling structure and to repair the existing guardrails at the property. The compliance date given on the original orders was to complete the repairs prior to June 1, 2007. On June 5, 2007, Inspector Eliason completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on June 8, 2007, in the amount of \$200.00. On July 6, 2007, Inspector Eliason completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on July 11, 2007, in the amount of \$400.00. On August 9, 2007, Inspector Eliason 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 September 25, 2007. On October 30, 2007, Inspector Eliason completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on November 6, 2007, in the amount of \$1,600.00.

On November 4, 2008, a final warning letter was issued to Mr. Zaragoza indicating that the original orders had not been abated in the nearly two years since the orders were issued. On June 24, 2009, Inspector Van Winkle, who was now responsible for the area inspections, completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on June 30, 2009, in the amount of \$2,000.00. On August 18, 2009, Inspector Van Winkle completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on August 31, 2009, in the amount of \$2,000.00. On September 29, 2009, Inspector Van Winkle completed an inspection of the property and found the repairs had not been completed and an administrative citation was issued on October 5, 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 321 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.