

RE: 151 Page Street safety & inspection

From: **Jordan Huckleby** (Jordan.Huckleby@stpha.org)
Sent: Thu 6/09/11 1:04 PM
To: deborah costandine (costandine@hotmail.com)

Hi Deborah,

Just to point out, the City most likely got involved at the request of our Inspection Department, after I informed my Supervisor about the water issue. All concerns I receive regarding 151 Page Street, I forward them to my Manager and they take the necessary action.

From: deborah costandine [mailto:costandine@hotmail.com]
Sent: Thursday, June 09, 2011 11:51 AM
To: Jordan Huckleby
Subject: 151 Page Street safety & inspection

Hi Jordan,

Thank you for forwarding my concerns on to the Dept. of Safety and inspections.

Sean Westenhofer inspected the apartment yesterday.

A functional sub pump was installed on Monday by the Phan family.

Mr. Westenhofer is investigating whether a contractor license was pulled to work on the property on Monday - specifically, if the Phan family are approved and licensed as contractors. Mr. Westenhofer originally inspected the property in the past and below are some points:

- The owners did not inform the city that there was a sub-pump or that there was a crawl space when the initial inspection was done.
- The owners have done some construction work to separate the house into two separate apartments. Mr. Westenhofer was not aware this was done.
- The sub pump and an industrial fan are improperly hooked up to the electricity in the crawlspace and it is a safety hazard.
- There is no way to access the sub pump or fan except for 2 small external windows. Mr. Westenhofer was unable to access the crawl space due to his size. (I paid my son \$20 to go in and take pictures for Mr. Westenhofer - they have been forwarded to him via email). Crawlspace access will have to be remedied somehow.

- The sub pump and industrial fan are on my breaker box (I am paying for it too).
- The breaker box is in the other apartment and I do not have access to it.
- The floor buckled due to extreme moisture from standing water in the crawlspace and shoddy workmanship. Mr. Westenhofer indicated the flooring was improperly laid.
- **On June 6, Sylvie Phan shut off my access to the garage as retaliation.** She has a power switch that neither residents have access to. She turned it back on the next day once she contacted her atty.
- I have also been informed by the other tenant that there is very little heat in the winter and they resorted to space heaters. The pipes burst last winter.

Can you adjust the rent and transfer the responsibility for electricity bill to the owners for next month? I should not be paying for the sub pump (which is still running) or the fan that is running 24/7 since this is not my financial responsibility. Please let me know at your earliest convenience if this is possible so I can make transfer arrangements if possible.

I am willing to pay a higher rent portion.

SMRLS has been contacted and I have completed initial intake.

Thank you for all your help Jordan.

Deb Costandine

651.224.5374

151 Page Street, Saint Paul, MN 55107

From: costandine@hotmail.com
To: sean.westenhofer@ci.stpaul.mn.us
Subject: 151 Page Street supplemental photos
Date: Wed, 8 Jun 2011 14:44:13 -0500

Sean,

Thank you for your attention in the matter at 151 Page Street.

I am attaching more pics.

again, thank you for your help and I will contact SMRLS too as advised.

Deb Costandine

651.224.5374

151 Page Street W

Saint Paul, MN 55107

151 Page Street W

Westenhedge

Forbade me from going in Broken Room

From: **Sylvie Phan** (sylvietphan@yahoo.com)
Sent: Mon 6/13/11 1:53 PM
To: costandine@hotmail.com; jordan.huckleby@stpha.org

Deb,

It's been a little over a month since you rented from me and the way you've handled your concern has been beyond my imagination. You've gone beyond the normal landlord-tenant working on resolving an issue given sufficient time.

*told her we 1st a 2nd / what was said?
her Dad came over on said anything?*

I have told you any issues raised will be addressed promptly even before you signed the lease. You emailed me for the first time about the crawl space water last Monday, 6/6 and it was addressed promptly, Monday, same day. You then called in inspector on Tuesday, sent your son down to the crawl space as you pleased, and inform me after the fact on Friday, 6/10. I learned from Julianna Quast that the City of St. Paul inspector came out and I will receive a letter which I will sure address.

I believe I provide my tenants a well-cared for and safe place to live. I am a reasonable, kind, and a responsible landlord. I don't want an unhappy tenant. I don't want an unreasonable tenant either. Most important, I don't believe that you are treating me as a responsible landlord as I treat you, a responsible tenant. There is no mutual understanding of this basic expectation. I am offering you the option to find another place to live where you and I will be happier. Your end date can be the day you have move out all your belongings if it means tomorrow. Please let me know.

Regards,

Sylvie Phan

Said I had to pay for it - !!

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