

January 4, 2015

2

To Whom It May Concern:

My neighbor Michael has asked for support in several matters. As a neighbor, I want to state that Michael has maintained his property and has been a respectful owner.

I have been home for multiple police visits to his present tenants. During the summer I heard yelling and screaming from the rental unit. One time a neighbor called the police after hearing screams for help. Domestic violence should not be tolerated. I am concerned that this situation could continue to escalate into more violent situations, as common in these types of incidences.

Michael has two vehicles parked on the side of his garage. As a neighbor, this has not posed a problem for me. In fact, I had not even paid much attention. Michael has stated that his tenants have made a complaint. If these cars, which are stored neatly and out of sight on the property, pose an issue, why not the cars parked and stored in driveways directly in view across the street?

Thank you,

Rahn W. Carlson

Rahn Carlson

3

Dear Neighbors,

We are sorry for the recent police calls to our address in the past six months. We have a very bad tenant and we are trying to get rid of him. I hope you will support us or help us in any way you can.

Some of you have told me about problems that occurred before we bought the place in 2009. I did obtain an SPPD Address/Intersection Report to see the history of calls to our address.

There were 25 calls in 22 months before we moved in. There were 2 related calls in the next 54 months when we lived here with good tenants. Now there have been ~~5~~⁶ calls in the 6 months that our bad tenant Julian Ramirez has lived here.

I am at work 55-60 hours per week and my wife recently returned from Mexico after an improper deportation that took four years of our life together. (See ACLU Case 2:13-cv-03972-JAK-PLA Document 90-4 Filed 08/18/14 for what happened to us.) My wife returned from Mexico on August 12 of this year and Mr Ramirez and his girlfriend have made our house unlivable.

They argue daily at all hours, have no consideration for other people in the house, stomp around the house slamming doors, and smoke so much skunk weed that there are days when our bedroom smells like a skunk urinated beneath the furniture. My eyes water and the smoke alarms have actually been triggered by what Mr Ramirez said were "cigars that smelled funny".

They have had a few physical arguments when we could hear them pushing each other around and falling against the walls or furniture. He has bragged about putting her in a choke hold that leaves no marks and he let it slip that he had an Order for Protection against him removed late in the summer.

I called the police at 3:03 am on Dec 03 when he his girlfriend was screaming "you're trying to kill me". But she denied it and the police scolded us saying there was nothing they could do. Since then, Mr Ramirez has begun retaliating against us in any way he can.

This is where I need your help. Mr Ramirez has complained that there are two junk cars parked next to the garage. Yes there are two cars parked next to the garage on an unusable portion of a 200 ft lot. Of course the city pounced on it in the middle of winter when it will be difficult to move the cars, but I want to know if these cars have bothered any of you?

I intend to appeal the city order to remove the vehicles parked next to the garage on an unusable portion of a 200 ft lot. It has never bothered anyone and it will be a great disappointment if we cannot give them to my wife's two sons in Mexico. All I want is some time to prepare the cars for the trip this summer.

I will have to go before the city council next week and ask for some time. Would you be willing to state (below) that the cars could stay until August 15 and you would rather the city remove the vindictive retaliatory wife-beater?

Thanks very much for any support you can give

Michael McCoy
Maria del Socorro Alarcon
579 Bidwell Street
Saint Paul 55107

To Whom It May Concern: 12/19/14
We support giving our neighbor's family an extension of time to keep and get his vehicles running this summer. We live across the street from Michael McCoy.

Dear Neighbors,

We are sorry for the recent police calls to our address in the past six months. We have a very bad tenant and we are trying to get rid of him. I hope you will support us or help us in any way you can.

Some of you have told me about problems that occurred before we bought the place in 2009. I did obtain an SPPD Address/Intersection Report to see the history of calls to our address.

There were 25 calls in 22 months before we moved in. There were 2 related calls in the next 54 months when we lived here with good tenants. Now there have been ~~5~~ 6 calls in the 6 months that our bad tenant Julian Ramirez has lived here.

I am at work 55-60 hours per week and my wife recently returned from Mexico after an improper deportation that took four years of our life together. (See ACLU Case 2:13-cv-03972-JAK-PLA Document 90-4 Filed 08/18/14 for what happened to us.) My wife returned from Mexico on August 12 of this year and Mr Ramirez and his girlfriend have made our house unlivable.

They argue daily at all hours, have no consideration for other people in the house, stomp around the house slamming doors, and smoke so much skunk weed that there are days when our bedroom smells like a skunk urinated beneath the furniture. My eyes water and the smoke alarms have actually been triggered by what Mr Ramirez said were "cigars that smelled funny".

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Michael McCoy
Maria del Socorro Alarcon
579 Bidwell Street
Saint Paul 55107

I'm Mr. Ricardo Estrada and we live on 580 Bidwell St. St. Paul, MN and we don't have any problem with the cars of my neighbor Michael McCoy and we support his idea.

Ricardo Estrada

5

Dear Neighbors,

We are sorry for the recent police calls to our address in the past six months. We have a very bad tenant and we are trying to get rid of him. I hope you will support us or help us in any way you can.

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Thanks very much for any support you can give.

Michael McCoy
Maria del Socorro Alarcon
579 Bidwell Street
Saint Paul 55107

Ma McCoy's vehicles have not been a
problem in our neighborhood and we
support this Request.
Heleen O'Brien
John Brian
677 Bidwell St. Paul

6

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Michael McCoy
Maria del Socorro Alarcon
579 Bidwell Street
Saint Paul 55107

Tom Hennes
CARS ARE NO PROBLEM TO ME

Saint Paul Police Department Address/Intersection Report

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Address Search: 579 BIDWELL ST

Total Records: 38

(Sector 2, Grid 192)

NEW 12/14 1250 PM FIGHTING - SCREAMING

Complaint #	Occur Date & Time	House No	Apt#	Incident Type	Dispo	
14261246	12/03/2014 03:03:53	579	1	INVESTIGATE-CIVIL PROBLEM	ADV	6 CALLS
14257265	11/26/2014 22:54:52	579		DISTURBANCE-DISTURBANCE CALLS	ADV	6 MONTHS
14154713	07/25/2014 20:31:00	579		DOMESTIC-OTHER ASSAULTS,ALL DOMESTIC RR OPPOSITE SEX		
14111985	06/05/2014 21:00:00	579	1	RUNAWAY	RR	
14111862	06/05/2014 20:32:58	579	LWR	CHECK WELFARE	SNR	
12006147	10/17/2011 23:59:00	579		UPPERMISSING PERSONS	RR	? 2 CALLS
10252792	11/22/2010 15:57:55	579		OTHER ASSAULTS	ADV	1- 54 MONTHS
10239511	10/30/2010 18:00:00	579		THEFT-FROM AUTO,UNDER \$500	RR	
09015293	01/23/2009 10:42:50	579		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV	
08250539	12/03/2008 15:11:43	579		POLICE VISIT-PROACTIVE POLICE VISIT	ADV	25 CALLS
08244629	11/24/2008 22:38:34	579	2	CRIMINAL DAMAGE TO PROPERTY	SNR	22 MONTHS
08229439	11/03/2008 19:20:45	579		DISTURBANCE-FIGHTS	Unfou	
08215398	10/15/2008 21:00:00	579		SEARCH WARRANT-EXECUTION OF SEARCH WARRANT	RR	
08212645	10/12/2008 04:30:00	579		CRIMINAL DAMAGE TO PROPERTY (MISDEMEANOR UNDER \$500)	RR	
08211572	10/10/2008 21:54:17	579		DRUGS-NARCOTICS	ADV	
08206352	10/04/2008 03:59:23	579		DISTURBANCE-FIGHTS	ADV	
08206216	10/04/2008 00:17:32	579		DOMESTICS	Unfou	
08200840	09/27/2008 02:05:49	579		DISTURBANCE-FIGHTS	GOA	
08193336	09/18/2008 03:57:14	579		INVESTIGATE -JUVENILE	Unfou	
08187924	09/11/2008 01:19:41	579		ANIMAL CALLS-COMPLAINTS,NOT ANIMAL BITES	Unfou	
08187019	09/09/2008 21:34:23	579		ANIMAL CALLS-COMPLAINTS,NOT ANIMAL BITES	ADV	
08185650	09/07/2008 22:50:00	579		DRUGS-POSS OF NARCOTIC PARAPHERNALIARR		
08184297	09/06/2008 03:25:00	579		DRUGS-POSS OF MARIJUANA	RR	
08183071	09/03/2008 19:17:04	579		TRAFFIC-STOP/ADVISE	TAG	
08182603	09/03/2008 02:19:37	579		POLICE VISIT-PROACTIVE POLICE VISIT	ADV	
08182473	09/02/2008 20:30:00	579		AGG ASSAULT- W/REVOLVERS,PISTOLS,SHOTGUN,ETC	RR	
08178185	08/27/2008 20:54:57	579		ANIMAL CALLS-COMPLAINTS,NOT ANIMAL BITES	Unfou	
08172892	08/21/2008 13:00:00	579		WEAPONS-RECKLESS DISCHARG OF FIREARMRR		
08165136	08/12/2008 01:01:29	579		DISTURBANCE-FIGHTS	GOA	
07196645	09/23/2007 00:00:00	579		BURGLARY-NO FORCED	RR	

*significant
problems
in 08
was it same
animal*

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(Sector 2, Grid 192)

Complaint #	Occur Date & Time	House No	Apt#	Incident Type	Dispo
				ENTRY, DAY, RESIDENCE, OCCUPIED	
07168352	08/23/2007 05:08:00	579		HARASSMENT-PHONE CALLS	RR
07071003	04/20/2007 09:14:17	579		TRAFFIC VIOLATION-OTHER PARKING VIOLATIONS	ADV
07057378	03/30/2007 15:21:00	579		DISTURBANCE-DISORDERLY BOYS, GIRLS, PERSONS	ADV
05143289	07/11/2005 20:23:29	579	1	INVESTIGATE-AND ALL OTHER	SNR
05052778	12/30/2004 11:09:00	579	up	HARASSMENT-STALKING LAW VIOLATION	RR
03115213	06/08/2003 22:56:51	579		INVESTIGATE -JUVENILE	GOA
02061822	03/30/2002 08:49:11	579		CRIMINAL DAMAGE TO PROPERTY (MISDEMEANOR UNDER \$500)	RR
00098668	05/29/2000 12:15:50	579		DOMESTICS	SNR



Michael McCoy <mmcc2002@gmail.com>

need advice or person to contact

4 messages

Michael McCoy <mmcc2002@gmail.com>

Mon, Dec 1, 2014 at 3:54 PM

To: policeinfo@ci.stpaul.mn.us

Cc: Carmen MdSA <mdsa2002@gmail.com>


Saint Paul Police Department,

I am writing to ask for advice or assistance on a bad tenant problem. Please see the attached instructions which I wrote for my wife (Maria del Socorro Alarcon) to give to an officer if one were to stop by her place of work (El Burrito Mercado) while on break or while doing community outreach.

I would like to make some sort of a formal report to make people aware of our situation and I do not know where to go or whom to call. Please take a look at the attachment and let me know what to do.

Thanks very much.

Michael McCoy
579 Bidwell Street
Saint Paul MN 55107

 **141201ma.rtf**
6K

Vang, Janie (CI-StPaul) <janie.vang@ci.stpaul.mn.us>

Mon, Dec 1, 2014 at 4:03 PM

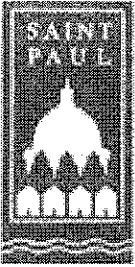
To: Michael McCoy <mmcc2002@gmail.com>

Mr. McCoy:

Thank you for contacting the City of St. Paul Police Department. Would you please provide me the address to this property? Once, I determine which district this property belongs too, I will provide you with some contact information and how to go about filing a report.

Thank you.

Janie Vang
Office of the Chief



Saint Paul Police Department

367 Grove Street

Saint Paul, MN 55101

P: 651-266-5588

janie.vang@ci.stpaul.mn.us

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City in America

Making Saint Paul the Most Livable City in America

From: Michael McCoy [mailto:mmcc2002@gmail.com]
Sent: Monday, December 01, 2014 3:55 PM
To: #CI-StPaul_PoliceInfo
Cc: Carmen MdSA
Subject: need advice or person to contact

[Quoted text hidden]

Michael McCoy <mmcc2002@gmail.com>
To: "Vang, Janie (CI-StPaul)" <janie.vang@ci.stpaul.mn.us>

Mon, Dec 1, 2014 at 6:35 PM

Janie,

I am the owner of this duplex.
My wife and I live on the second floor.
The tenants live on the first floor.

Thanks very much again.
See address below.

Michael McCoy
579 Bidwell Street
Saint Paul 55107

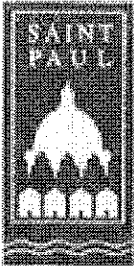
[Quoted text hidden]

Vang, Janie (CI-StPaul) <janie.vang@ci.stpaul.mn.us>
To: Michael McCoy <mmcc2002@gmail.com>

Tue, Dec 2, 2014 at 9:52 AM

Thank you for the information. Please contact Commander Straka in the Central District Investigation Unit at 651-266-5561 for advice and further questions.

Thank you.



Janie Vang
Office of the Chief

Saint Paul Police Department

367 Grove Street

Saint Paul, MN 55101

P: 651-266-5588

janie.vang@ci.stpaul.mn.us

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City in America

Making Saint Paul the Most Livable City in America

From: Michael McCoy [mailto:mmcc2002@gmail.com]

Sent: Monday, December 01, 2014 6:36 PM

To: Vang, Janie (CI-StPaul)

Subject: Re: need advice or person to contact

[Quoted text hidden]



9

Michael McCoy <mmcc2002@gmail.com>

need assistance and advice

7 messages

Michael McCoy <mmcc2002@gmail.com>

Tue, Dec 2, 2014 at 12:42 PM

To: Richard.Straka@ci.stpaul.mn.us

Commander Richard Straka
Saint Paul Police Department

Commander Straka,

I was given your name by Janie Vang after emailing a general inquiry to SPPD. I have copied that general inquiry below and also attached the same text I had attached to that inquiry. I composed that attachment for my wife, and after reviewing it I wanted to summarize the reasons I need assistance.

- 1- The threats and his history of violence.
- 2- The weed and his history of as a scofflaw.
- 3- The arguing and damage to property.

I hope this email and the attachment serve as a brief introduction to my problem. It might save some time on the telephone and give you an idea of where to steer me for the best results. (I work in Golden Valley and use of the telephone is limited, but if you give me a good time to call I can set aside that time.)

Please see the original message below and the original attachment.

Thank you.

Michael McCoy
579 Bidwell Street
Saint Paul 55107


Saint Paul Police Department,

I am writing to ask for advice or assistance on a bad tenant problem. Please see the attached instructions which I wrote for my wife (Maria del Socorro Alarcon) to give to an officer if one were to stop by her place of work (El Burrito Mercado) while on break or while doing community outreach.

I would like to make some sort of a formal report to make people aware of our situation and I do not know where to go or whom to call. Please take a look at the attachment and let me know what to do.

Thanks very much.

Michael McCoy
579 Bidwell Street
Saint Paul MN 55107

 141201ma.rtf
6K

Straka, Richard (CI-StPaul) <richard.straka@ci.stpaul.mn.us>

Wed, Dec 3, 2014 at 12:48 PM

To: Michael McCoy <mmcc2002@gmail.com>

Michael, are you the owner of the property? I usually work M-F from 8-4. If you have a number I can try and call you in the evening or have someone else. Rich

Commander Rich Straka

Central District

Investigations/FORCE Unit

367 Grove

St. Paul, MN 55101

Office: 651-266-5561

Cell: 651-775-2317

From: Michael McCoy [mailto:mmcc2002@gmail.com]

Sent: Tuesday, December 02, 2014 12:42 PM

To: Straka, Richard (CI-StPaul)

Subject: need assistance and advice

[Quoted text hidden]

Michael McCoy <mmcc2002@gmail.com>

Wed, Dec 3, 2014 at 3:30 PM

To: "Straka, Richard (CI-StPaul)" <richard.straka@ci.stpaul.mn.us>

Commander Straka,

Yes I am the owner of the duplex. I bought the duplex in 2009 for my wife and I to retire in. Please check on the frequency of calls to the property in the last five months versus the previous five years.

Thank you very very much for responding. I have been having trouble with the tenant and it has only been getting worse. I did call the Central District phone line on Monday to ask how to file a report. At that time I was told to simply call an officer to my home to file a report. I didn't want to tip my hand to the tenant so I elected to email Janie who then told me to contact you.

I am very sorry to bother you but I am at the end of the line. My wife and I live in the upper unit of a duplex. We rent the lower unit and have had pretty good luck until now. My wife returned from Mexico only three months ago after waiting four years for a visa after being improperly deported (that's another story).

The tenant's are making our life in our home miserable. The stink of skunk weed wakes us up shortly after Julian returns from work at 1-2 am. My eyes water from the junk and the smoke alarms have actually gone off. When we open our bedroom door you could think a skunk had urinated beneath the furniture.

The arguing with Michelle is very frequent night or day. I think the State had placed an OFP against Julian earlier this year but Michelle asked that it be removed a month or so ago. Last night there was another physical altercation between Julian and Michelle and I called 911. Officer Daniel Peck and his partner responded to the call but could not do much and now Julian will hide his stash at another location.

I have tried to contact an attorney but all seem to be busy and the response is slow. I have tried to get information from the Housing Court but it does not sound hopeful. I will call to talk shortly to talk via phone. If

necessary I will take time off work to meet with you. I am desperate and need real assistance. If I miss you and you would like to call in the evening, my number is 612.223.3448.

Thanks again very much.

Michael McCoy
579 Bidwell Street
Saint Paul 55107
[Quoted text hidden]

Michael McCoy <mmcc2002@gmail.com>
To: "Straka, Richard (CI-StPaul)" <richard.straka@ci.stpaul.mn.us>

Thu, Dec 4, 2014 at 12:29 PM

Commander Straka,

I don't want to bother you too much, but I want to inform you of the latest on my bad tenant problem and keep in touch as much as practical. I am getting conflicting information from every government agency I call and I am still trying to find an attorney.

I think bad tenant (Julian Ramirez) is trying to lay low and live elsewhere until he can come out from under the rocks. Maybe it's a game ... I can't kick him out if he isn't living here. He's been taking a few boxes out bit by bit, day and night. He returned last night at approximately 4:40 am (?) and woke us up at 4:50 because he and Michelle (Bejarano) were arguing as usual.

He probably wanted to secure his stash and pack some more boxes. It sounded like he locked Michelle out of "his" room and left "his" commercial floor fan running in "his" bedroom to air out the stench. And it sounded like he took the keys to "his" car 483 MBH while he drives Michelle's car 897 KMB around town.

I think he does cleaning at a daycare in Anoka (so I was told), probably 9:00 pm until 1:00 am. He would leave here at about 8:30 pm and return at approx 1:30 am. Then the skunk weed would wake us up at 1:45 a couple of nights each week. Don't ask about the weekends.

Thanks again for your time and help. Please stay in touch. And thank the city for shutting down the Stryker Market, aka The Crack Store. Closing that place changed the whole neighborhood for the better.

Michael McCoy
Maria Alarcon
579 Bidwell Street
Saint Paul 55107

[Quoted text hidden]

Michael McCoy <mmcc2002@gmail.com>
To: "Straka, Richard (CI-StPaul)" <richard.straka@ci.stpaul.mn.us>

Sat, Dec 6, 2014 at 12:48 PM

Commander Straka,

I'm sorry to bother you so often but I think my previous email was only wishful thinking. Bad tenant (Julian Ramirez) had been taking boxes out of the house on Wednesday, and he had not been around most of Wednesday night. The previous email mentioned him returning very early Thursday morning, taking more boxes, and leaving the commercial fan running to air out his bedroom.

When I arrived home from work Thursday evening at approximately 7:30 pm, he was back for the night. I assume he stayed all night but left unusually early this morning. I heard noises moving around throughout the night and I think he drove off at about 5:00 am and later returned before 7:00.

It appears he has spent the whole week cleaning his room, bedding, clothing, and moving his stash. I'm sorry the officers who came over on Monday morning missed a golden opportunity to catch the bad guy. I realize you are very limited in what you can do, but isn't a history of abusive behavior, a history of previous traffic-insurance-

drug violations, changing locks on another person's property, and the witness of the owner who lives upstairs and smells skunk weed 3-4 times per week enough for probable cause?

I'm still trying to talk to an attorney, but his threats to make my life miserable and his bragging of choke holds that leave no mark are very problematic. He is a player who has played the law all of his life. He can sit around all day with other scofflaws coming up with ridiculous strategies while people who have to work for a living don't have that luxury. I expect an attorney will give us all sorts of options that may or may not work and use up most of our bank account in the process.

Please keep in touch or pass these emails along to anyone who could help us out. Could I speak with the city attorney or judge who rescinded the earlier Order for Protection? Shouldn't there be some sort of condition or probation attached to that? I am sorry to bother you. I know you have dozens of other cases like mine and thousands of other bad guys to worry about. Thank you for your time and please let us know of anyone who could help.

Michael McCoy
Maria Alarcon
579 Bidwell Street
Saint Paul 55107

[Quoted text hidden]

Straka, Richard (CI-StPaul) <richard.straka@ci.stpaul.mn.us>
To: Michael McCoy <mmcc2002@gmail.com>

Sat, Dec 6, 2014 at 3:20 PM

What does the lease agreement say as far as who can live in the apartment and other conditions

Sent from my iPhone
[Quoted text hidden]

Michael McCoy <mmcc2002@gmail.com>
To: "Straka, Richard (CI-StPaul)" <richard.straka@ci.stpaul.mn.us>

Mon, Dec 8, 2014 at 10:24 AM

Good morning Mr. Straka,

Sorry for the delay ... I don't have internet access unless I am at work or go to a coffee shop.

The lease is totally informal. They stalled for months and never gave me references or even their names until well after they were moved in. My mistake, I will never do that again.

In short, the lease is month to month and I would assume that stinking up the house with skunk weed and making our home unlivable for my wife and I would be enough to get rid of them. The threats were the last straw.

I am getting wildly different opinions from your officers (obtain a 30 day notice from Housing Court); Housing Court (give them an informal 30 Days to Vacate and then buy an Eviction Order if they are not gone); and acquaintances. I am also trying to retain an attorney but they seem to be too busy for quick action.

Thanks for your concern and responding. I think the drugs are long gone to a new location. Now I have to worry about retaliation, an obtuse legal system, threats, theft, and destruction of property. He already keyed my car, but who's going to believe me?

Michael McCoy
Maria Alarcon
579 Bidwell Street
Saint Paul 55107

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Michael McCoy <mmcc2002@gmail.com>

Your lease

10 messages

Jerue, Bob (CI-StPaul) <bob.jerue@ci.stpaul.mn.us>
To: "mmcc2002@gmail.com" <mmcc2002@gmail.com>

Mon, Dec 8, 2014 at 5:06 PM

Hi Michael,

The way it works is this. You cant just kick anyone out. If you are on a month to month refuse to renew their lease and tell them they have 30 days to get out. If they still refuse to leave you will have to set a court date for an unlawful detainer. In the meantime continue to document each and every incident you have with them. Get witnesses to verify what you are experiencing.

Unfortunately when you don't perform back grounds and get references and have a solid leases these are the things that can happen. The people out there that will take advantage of you know the laws and how to best exploit you the owner, renter beware.

If you have any questions you can email me or my partner Mike Polski. We deal with problem properties and have knowledge on the system and how it works.

Sincerely,

Bob Jerue

Central FORCE Unit

651-266-5936

Michael McCoy <mmcc2002@gmail.com>

Tue, Dec 9, 2014 at 10:42 AM

To: "Jerue, Bob (CI-StPaul)" <bob.jerue@ci.stpaul.mn.us>, "Straka, Richard (CI-StPaul)" <Richard.Straka@ci.stpaul.mn.us>

Bob,

Thanks for the reply. I assume that my previous emails were forwarded to you by Commander Straka. If so, please thank him for me. They only detailed the past few weeks when the stench became too much and his threats were the last straw.

I understand that I can give them 30 days to vacate, but I don't understand if this is a formal document. I'm sure he would deny anything informal and state he never received any notice. How do I make it official and ensure he has been notified?

I can document till the cows come home and he will deny anything and everything. The only witnesses to the physical altercations, slamming doors, and almost daily skunk smoke are my wife and I. So now it's going to be

my word against his and the court won't give a crap about that.

Sorry to complain. I guess I'm just venting in frustration. Now I'm afraid he'll just sit downstairs like some sort of squatter, play the courts for several months, and trash the place on the day he finally leaves. That's the complaint. But I mean it when I say thank you for listening and replying.

Thanks very much again.

Michael McCoy
Maria Alarcon
579 Bidwell Street
Saint Paul 55107

[Quoted text hidden]

Jerue, Bob (CI-StPaul) <bob.jerue@ci.stpaul.mn.us>
To: Michael McCoy <mmcc2002@gmail.com>

Thu, Dec 11, 2014 at 9:49 AM

Mike,

There are a few ways of getting it verified he received it. One way is certified mail, another is serving him in person, it doesn't need to be a formal (lawyer written) form. Send him/her an email you should be able to verify it was opened and read.

The way you can help yourself is call the police on him. It's a record of calls for service to the address. Is he on the lease? If not does it violate her lease? Are they paying their rent on time? Just a few of the issues that can help you.

If he is not on the lease and has assault you attempt to get a harassment order or order for protection against him. I'm not saying you will be granted an order but it's another avenue you can try. I also suggest calling the police when he is threatening you, smoking drugs, or anything else that is causing you issues.

Let us know if there is anything else we can help with.

Bob Jerue & Mike Polski

Central FORCE Unit

651-266-5936

From: Michael McCoy [mailto:mmcc2002@gmail.com]
Sent: Tuesday, December 09, 2014 10:43 AM
To: Jerue, Bob (CI-StPaul); Straka, Richard (CI-StPaul)

Subject: Re: Your lease

[Quoted text hidden]

Michael McCoy <mmcc2002@gmail.com>
To: "Jerue, Bob (CI-StPaul)" <bob.jerue@ci.stpaul.mn.us>

Thu, Dec 11, 2014 at 12:43 PM

Bob,

Thanks again. The issues surrounding my bad tenant have settled a bit since last week. There have been no more police calls, no noticeable drug use to stink up the house, less arguments at all hours of the day and night, less door slamming at all hours of the day and night, etc, etc, etc.

He has taken the time to short me on the rent and state that I have been harassing him. Like making our house unlivable with skunk weed, keeping us awake, damaging property, and threatening to "make my life miserable" is not harassment?

You mentioned earlier that you worked with problem properties. Is there a way I can obtain a record of all police calls to my address? We moved into this house in late 2009 and I would like to see the calls to this address before that time, since that time, and especially in the time that Julian and Michelle have lived here (since May of this year).

Also, is there a way I can get a background check on Mr. Ramirez. I saw something online a few months ago which led me to believe he has had several driving violations and possibly possession violations.

Finally, what about the OFP? Would there be a record of that and the circumstances of it's removal.

I think I will need these documents because I am sure he and she will deny ever using drugs or damaging property. I know the law is very convoluted, but hopefully a wise court could put 2+2 together and figure this out (wishful thinking).

Thanks again very much.

Michael McCoy
Maria Alarcon
579 Bidwell Street
Saint Paul 55107
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Michael McCoy <mmcc2002@gmail.com>
To: "Jerue, Bob (CI-StPaul)" <bob.jerue@ci.stpaul.mn.us>

Tue, Dec 16, 2014 at 1:31 PM

Hi Bob,

I'm sorry to bother you, but one more time. Unfortunately, we will probably have to give the bad tenants a notice to vacate soon. I know he will stall as long as possible (he "promised") but my wife and I would like to get some good tenants in there after he is gone.

Could you please tell me where to obtain the documents mentioned in the previous email:
Record of Calls to 579 Bidwell Street in the past ten years,
Record of Criminal or Traffic violations of Julian R Ramirez,
Record of the OFP placed between Julian Ramirez and Michelle Bejarano?

I do have an appointment to see an attorney on Thursday. and I'm sure that I will need some sort of documentation to demonstrate Mr Ramirez's scofflaw behavior should I wind up in court to recover damages.

Thanks again for any help you can give us.

Michael McCoy
Maria Alarcon

579 Bidwell Street
Saint Paul 55107

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Jerue, Bob (CI-StPaul) <bob.jerue@ci.stpaul.mn.us>
To: Michael McCoy <mmcc2002@gmail.com>

Tue, Dec 16, 2014 at 3:37 PM

Hi Michael,

I thought I sent you the calls for service for that address, if not let me know and I will resend them. As far as criminal background you need to contact the BCA and they have a website you can look it up. OFP are kept with the county and they should be able to get you the available public information on it.

In the future the city of St. Paul offers a class called crime free multi-housing. It helps landlords with information and resources when renting out property (It's mandatory if you have rental property and are renting, but not for someone with a duplex and living in one half of the duplex. So it's not mandatory for you but it offers great insight into the rental world and could help with future renters. If you are interested in that class it's an 8 hour one day class and I believe the cost is under \$50.00. It gives you a lot of helpful information, you should think about it. If you are interested go to <http://www.stpaul.gov/index.aspx?nid=2265> and you can resister there.

Good Luck and let us know if there is anything else we can help with,

Bob Jerue & Mike Polski

Central FORCE Unit

651-266-5936

From: Michael McCoy [mailto:mmcc2002@gmail.com]
Sent: Tuesday, December 16, 2014 1:32 PM
To: Jerue, Bob (CI-StPaul)
Subject: Re: Your lease

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Michael McCoy <mmcc2002@gmail.com>
To: "Jerue, Bob (CI-StPaul)" <bob.jerue@ci.stpaul.mn.us>

Tue, Dec 16, 2014 at 6:05 PM

Bob,

No, I haven't received any reports of calls to my address. Please try again. And please go back as far as you can. I would like to see any patterns before we bought the place (Oct 2009), since we became full time residents (Dec 2009), and especially after the bad tenants moved in (May of this year).

I'll try the BCA for criminal records and the county for the OFP. Thanks for the info regarding the Crime Free Multi-Housing class. I'll look it over and I'll definitely require background checks next time. The current tenants were a (bad) reference from the previous tenant.

Thanks again.

Michael McCoy
Maria Alarcon
579 Bidwell Street
Saint Paul 55107

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Jerue, Bob (CI-StPaul) <bob.jerue@ci.stpaul.mn.us>
To: Michael McCoy <mmcc2002@gmail.com>

Wed, Dec 17, 2014 at 10:29 AM

Hi Mike,

Here are the calls for service for your address. They are all the calls the computer has. Just remember if you're getting great references, you should be asking yourself why are they not keeping these awesome tenants.

From: Michael McCoy [mailto:mmcc2002@gmail.com]

Sent: Tuesday, December 16, 2014 6:05 PM

[Quoted text hidden]

[Quoted text hidden]

 **579 bidwell.pdf**
18K

Michael McCoy <mmcc2002@gmail.com>
To: "Jerue, Bob (CI-StPaul)" <bob.jerue@ci.stpaul.mn.us>

Wed, Dec 17, 2014 at 6:00 PM

Hi Bob,

I have received the Address/Intersecton Report for 579 Bidwell St. Thanks very much for searching back and sending the report to me. Just to be clear:

There were 25 calls in 22 months before the previous owner abandoned the mortgage when the housing market crashed in 2009.

There were 3 calls in 54 months between the time I moved in (with good tenants) and the time Julian Ramirez moved in. Two of these calls were related to one incident (the "theft from auto" call), and I was not even aware of the third call for "missing persons".

There were 5 calls in 6 months since Julian Ramirez has lived here and I would like to know why the police did not send out social services to investigate the call I made regarding domestic abuse when he had already had one OFP earlier in the year?

It may be my word and my wife's word against his word and his abused girlfriend's word, but someone is dropping the ball on this. Common sense, history, and his scofflaw record should be enough to alert the County

Attorney or County Judge who handled the OFP.

We know what we heard day and night. We know what we smelled day and night. We guess that no one will do anything until he starts throwing the 13 year old girl around the apartment, hopefully a different apartment. Pretty good for someone who told me that Brian Fitch "got him good" when referring to Officer Scott Patrick last summer.

I am sorry I am venting again. My wife and I are at the end of our rope. I know your hands are tied, but I also know that some person or some agency should be looking at this. Forgive me and please let me know if you think of something that might help.

Thanks again very much for everything you have done.

Michael McCoy
Maria Alarcon
579 Bidwell Street
Saint Paul 55107

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Jerue, Bob (CI-StPaul) <bob.jerue@ci.stpaul.mn.us>
To: Michael McCoy <mmcc2002@gmail.com>

Thu, Dec 18, 2014 at 9:51 AM

Hi Mike,

What do you think should be done? The different agencies you are referring to are not involved because she is not being abused, if you know different and are hearing her being assaulted you need to call the police. If the OFP is lifted by the person being abused that is on her/him. As far as the smell of marijuana coming from their apartment we can't bust down doors because we believe marijuana is being smoked. You are doing what you can to get them out. I understand your frustration, this is what happens when you don't have a well written lease and checks are not made before renting to people.

Again if the girlfriend is being abused you can either let happen or call us and we can help her.

Sincerely,

Bob Jerue

From: Michael McCoy [mailto:mmcc2002@gmail.com]
Sent: Wednesday, December 17, 2014 6:01 PM

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