

## Mai Vang

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**From:** Hondo Nguyen <khjm1421@yahoo.com>  
**Sent:** Monday, October 23, 2023 7:53 AM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Cc:** Hondo Nguyen  
**Subject:** 607 Lawson Ave E - Vacant building Registration Appeal  
**Attachments:** Revocation letter.jpg; Out door 2.jpg; Out door .jpg; New side door.jpg; new floor in LR and stairs area & new paint.jpg; New bathtub&floor.jpg; Carpet removed and resurface stairs.jpg; bedrm3 door and new carpet.jpg; bedrm1&2 doors and carpets.jpg

To Whom It May Concern,

In 2022, I evicted tenants who were living at 607 Lawson Avenue due to contract violations and concerns regarding suspected drug-related activity at my property. Additionally, when the police showed up to help me take possession of my property, the tenants had not paid rent for at least four months.

After getting my property back, I soon discovered that the tenants destroyed it in vengeance. The damage caused by the tenants was extensive and included wall surfaces, doors, windows, carpets, bathrooms and appliances. The tenants also left a lot of furniture and garbage in the two-car garage which I had to haul away.

I have been working to restore and rent this property ever since getting it back. My health conditions (blood cancer and a blood clot) have prohibited me from being able to work a full eight hours a day, but I have been making steady progress. I initially reached out to licensed contractors to get help with the renovations, but the waiting list was three or four months long. Since I was unable to wait that long, I have been steadily doing the repairs myself and have been working as much as my health permits.

I was unable to meet the Code Compliance Department inspection deadline that the inspector scheduled. I conveyed my concerns to the inspector, and she gave me a few more weeks. My ability to meet the extended deadline was further impacted by COVID and RSV (respiratory infection) which delayed my progress by an additional month. When the house was still not ready for the second scheduled inspection, I suggested revoking my rental license so I could have more time to complete the repairs while dealing with my health issues. When I made this request, I was not aware that the property would be listed as vacant or that I would be fined.

My rental license revocation occurred on October 3rd. This property is supplemental income to my social security income. Thus, I wanted more than ever to finish the numerous repairs it needed and to get it rented quickly. However, my health condition has impeded my ability to do this.

My property has never been a vacant property because I work on it constantly when my health permits. Attached are pictures showing some of the numerous repairs which I have completed, including new carpeting and flooring, a new tub replacing the old one that the renters stabbed repeatedly with a knife, repaired walls and new paint in the bedrooms, refinished stairs, among other repairs and debris clearing I have accomplished. I also keep up with the outside work - grass cutting, tree trimming, shoveling, and raking to keep the property in good condition. There is still some detailed work such as door and window staining and trimming, upgrading some appliances, and a final deep cleaning that needs to be completed before renting my property, but I am almost ready. These tasks are estimated to be completed within two to four weeks.

In closing, I am asking you to approve my appeal because my property is not vacant, given my ongoing rehabilitation and upkeep of it. Thank you for your consideration.

James Nguyen  
612.636.1703



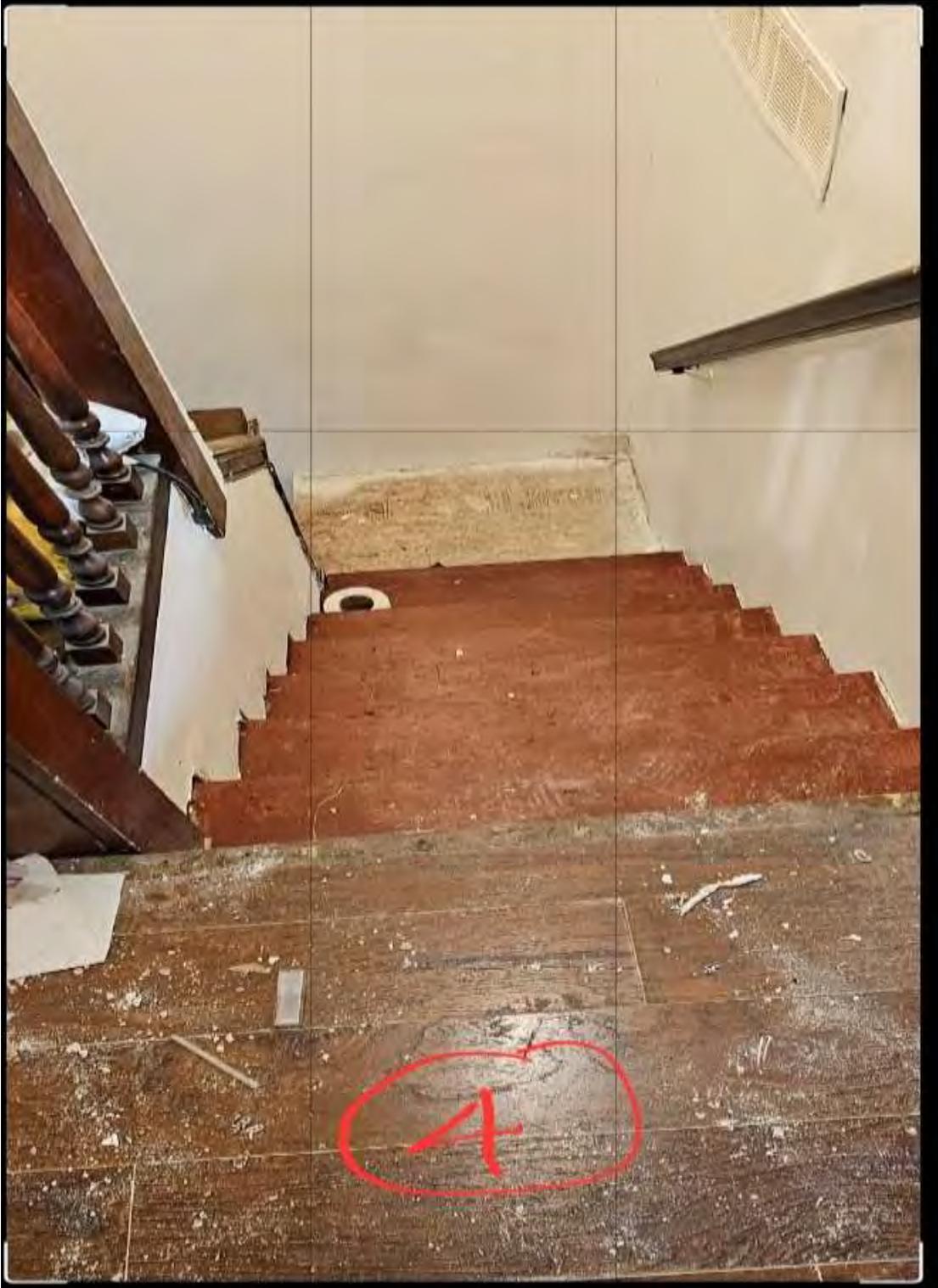
out door



outdoor



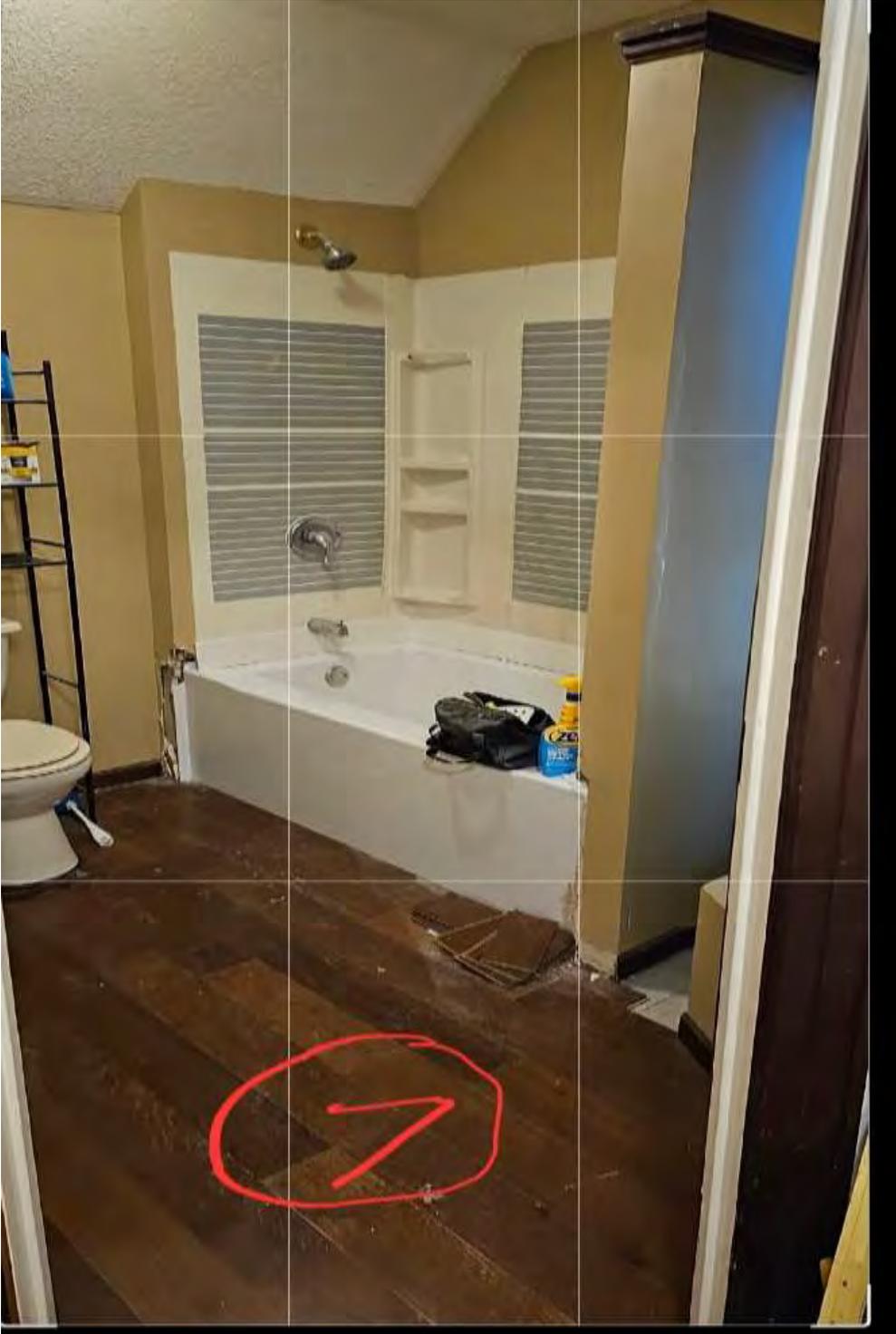
new side door



carpet removed/resurface stairs



new floor in LR and stairs area & new paint



new bathtub & floor



bedroom 1&2 doors and carpets



bedroom 3 door/new carpet