



APPLICATION FOR APPEAL

RECEIVED Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

APR 17 2024

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul)(if cash: receipt number 10116)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME
 (provided by Legislative Hearing Office)
 Tuesday, April 23, 2024
 Location of Hearing:
 Telephone: you will be called between
1:00 pm & 3:00 pm
 In person (Room 330 City Hall) at: _____
 (required for all Fire C of O revocation & vacate; Condemnation orders)

Address Being Appealed:

Number & Street: 69 Lytton Pl. W City: St. Paul State: MN Zip: 55117

Appellant/Applicant: Chelsea Foss Email: chelseafoss2748@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 571-420-4869

Signature: [Handwritten Signature] Date: 4/16/24

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/
- Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration Lower Category (1), fee waived, time to complete repairs
- Other (Fence Variance, Code Compliance, etc.)

Legislative Hearing Fact Sheet

Legislative Hearings provide a forum to review appeals of City-issued orders and develop recommendations for City Council consideration. Appellants not satisfied with the recommendation of the Hearing Officer also have an opportunity to be heard before the City Council if they wish to appeal further. Any person unsatisfied by the quasi-judicial decision of the City Council may obtain judicial review by timely filing of an action.

Appeal Applications

Appeal application forms are available online at <https://www.stpaul.gov/legislative-hearings> or they can be mailed to you by calling 651-266-8585. Due to COVID-19 Pandemic, appeal applications may be submitted in person (forms available outside of Room 310 City Hall) or by mail to Legislative Hearings, 310 City Hall, 15 Kellogg Boulevard W., St. Paul, MN 55102 or by email at legislativehearings@ci.stpaul.mn.us, noting you will need to mail the \$25.00 filing fee separately (Check should be made to City of St Paul). Appeal applications should be filed within ten days of the date of written notification of the item(s) being appealed.

Scheduling Your Appeal Hearing

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed/emailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted. Once an appeal has been scheduled, it may not be rescheduled more than once. Additional rescheduling will only be done by referral from the City Council.

If you are appealing a special assessment or wish to be heard on a proposed order to abate a nuisance building, the appeal dates and times are automatically listed in the orders themselves.

Hearings Are Held on Tuesdays & The Schedule Typically Is:

- 9:00 Tax Assessments & Orders to Remove or Repair, Repurchase Applications
- 11:00 Summary & Vehicle Abatement Orders, Correction Notice/Vacate Orders by Code Enforcement
- 1:00 Vacant Building Registration Notices & Orders
- 1:30 Fire Vacate Orders - Condemnations & Revocations
- 2:00 Fire Certificate of Occupancy Letters, Fire Inspection Correction Orders & Inspection Appointment Letters
- 3:00 Other Cases (Usually Code Compliance Inspection Report, Fence Variance) and Overflow Hearings

What to Expect at the Hearing

A number of appeals are heard in each hearing session. For each appeal, City Staff will give a report and appellants will be given time to present information, testimony, photos or other documents. The Hearing Officer will take all of this into account to develop a recommendation for Council consideration. Occasionally, a decision cannot be made at the hearing and the matter will be laid over or continued to allow the appellant and/or staff time to gather more information. The hearings are quite informal, but it is still expected that cell phones and pagers will be turned off, and City staff and appellants will address one another respectfully.

Interpreter: If you need an interpreter for your hearing, please call 651-266-8585 for us to arrange one.



CITY OF SAINT PAUL

April 03, 2024

Chelsea Foss
69 Lyton Pl
St Paul MN 55117-5456

Customer #: 1760414

Bill #: 1820382

**VACANT BUILDING REGISTRATION FEE
WARNING LETTER**

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is **\$2,459.00**. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

The fee for the vacant building located at 69 LYTON PLACE is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.

DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

The full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Matt Dornfeld, at 651- 266- 1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

You may file an appeal to this fee or registration requirements, **unless the fee was previously appealed**, by contacting the City Clerk's Office by calling (651)266- 8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: md
vb_warning_letter 2/15



CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989

Facsimile: 651-266-1919

www.stpaul.gov/dsi

March 04, 2024

Chelsea Foss
69 Lyton Pl
St Paul MN 55117-5456

Customer #:1760414

Bill #: 1820382

VACANT BUILDING REGISTRATION NOTICE

The premises at **69 LYTON PLACE** has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,459.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

Payment must be received by April 04, 2024.

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS

375 Jackson Street, Suite 220

Saint Paul, MN 55101-1806

Do Not Mail Cash

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , Matt Dornfeld, at 651- 266- 1902 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Matt Dornfeld, at 651- 266- 1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form

SM: md
vb_registration_notice 11/14



February 27, 2024

Chelsea Foss
19334 DODGE ST NW
ELK RIVER MN 55330

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 69 LYTON PLACE
Ref. #

Dear Property Representative:

An inspection was made of your building on February 26, 2024, in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will be made on February 28, 2024, at 02:30 pm to confirm that the property has been vacated or corrections have been completed.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Exterior - Front Entry - SPLC 34.09(4), 34.33 (3) - Repair and maintain the door in good condition. -Screen door missing panel
2. Interior - Basement - MSFC 604.4 - Discontinue use of all multi-plug adapters. -Light socket fixture with outlet plug-in is not approved
3. Interior - Front Porch - MSFC 5704.3.5.1 - **Immediately remove and discontinue storage of all unapproved Class I Flammable liquids in the residence. -Two 100 lb. propane tanks must be removed**
4. Interior - Front Porch - MSFC 313.1 - Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment, and portable cooking equipment, shall not be stored, operator or repaired within a building. **-Gas powered snow blower on front porch - Immediately remove snow blower**

5. Interior - Kitchen - SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner. -Cabinet door not attached - missing hardware on multiple doors and drawers
6. Interior - Kitchen Next To Sink - MSFC 604.6 - Provide electrical cover plates to all outlets, switches, and junction boxes where missing.-Incorrect light switch/outlet cover - opening around outlet
7. Interior - Kitchen and Back Porch - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with windowpanes which are without open cracks or holes. -Exterior back porch window and kitchen window busted out - broken glass
8. Interior - Top of Stairs - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged guardrail in an approved manner. -Multiple spindles missing in guardrail
9. Throughout - MN Stat 299F.18 - **Immediately remove and discontinue excessive accumulation of combustible materials. -Multiple tires stored on property**
10. Throughout - SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents, or other pests wherever infestation exists. -Dead mice observed in basement
11. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Holes in walls - chipped and peeling paint - cracks in walls
12. Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner. -Kitchen floor soft, deteriorating, and in disrepair - hardwood floors feces covered and stained - carpeting stained, feces, and urine stained
13. Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. -Holes in ceiling
14. Upstairs - Bathroom - SPLC 34.11 (1), SPLC 34.35 (1), MPC 707.4. - Repair the clogged drain line. -Toilet clogged
15. SPLC 34.23, MSFC 111.1 - **This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. - Condemnation due to but not limited to unsanitary conditions within the property and no Fire Certificate of Occupancy**
16. SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition. -Heavy feces and urine odor - feces on floor and ground into floorboards - carpeting feces and urine covered - plumbing drain clogged

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>.

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15

W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: Daryl.Chute@ci.stpaul.mn.us or call me at 651-266-9129 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute
Fire Safety Inspector II

Ref. #

To whom it may concern;

I am respectfully asking that the registration fee be waived on the Vacant Building status of 69 Lyton Pl. W. St. Paul, MN 55117. I am also asking that the category be lowered to category 1, so that I may obtain permits to continue working on repairs. The status of this home is no longer condemnable and all corrections and repairs have been completed that have been listed by the fire inspector. I have a few tasks left to complete that go above and beyond what the fire inspector called out. I will then go through inspections and the process to reinstate the property as inhabitable and in good condition.

The condemnation status of this home is due to having a tenant that is responsible for extensive damage. This tenant created an uninhabitable and unsanitary environment for her children and her pets. Since discovering the condition, the tenant has been evicted for non-payment of rent and for lease violations. Immediately upon evicting this tenant, repairs and cleanup began. I must admit that I am new to rental properties in St. Paul, and I have made some mistakes along the way. I have learned what is now needed as a landlord in St. Paul. I have learned to inquire more in regards to choosing my tenants and making sure that I vet them appropriately. I've learned to require renter's insurance. I've learned to do routine inspections of the home. When I first started renting, I used Renter's Warehouse. Before the first lease was signed, I asked Renter's Warehouse if there was any certification or license needed to rent in the city of St. Paul. I was told by Noah from Renter's Warehouse that no certification or license was needed. Renter's Warehouse was removed from the management position of my rental property within the first few months for other reasons, and I have managed the rental property since. Therefore, no Certification of Occupancy was obtained. In fact, I first heard about Certification of Occupancy when the fire inspector first came to 69 Lyton Pl for inspection in February of this year.

Fire Inspector Daryl Chute called me by phone on Feb 26, 2024, and informed me of complaints made regarding the condition of 69 Lyton Place W. An inspection was scheduled, and I went to St. Paul to walk through the house with him. This was during the process of eviction for non-payment of rent and lease violations. Daryl and I observed severely damaged and unsanitary conditions, and several code violations. I did not disagree with Daryl's report that was sent to me for making repairs. Since then, the tenant was removed, and I have spent many hours and approximately \$20,000 to bring my home back up to code and return it to it's beautiful condition.

A HAZMAT team was hired to clean and sanitize the interior of the home since there was dog feces and urine covering all furniture and floors, including the mattresses that the

tenant's children were sleeping on. The upstairs smelled so bad, that HAZMAT team needed masks and several people refused to go upstairs. Broken appliances, car parts like mufflers and catalytic converters, tires, snow blower, and 100 lb. propane tanks were removed from the property. Locks were changed. (After the eviction and during remediation of the home, the lock box was stolen and someone broke into the home and stole valuable tools and supplies. A police report was filed). Broken windows have been repaired, the front storm door was replaced, the walls were sealed and painted. The house was packed full of tenant's belongings, including but not limited to empty gun cases, ammunition (bullets were found on the living room and laundry room floor, giving her children easy access to these toxic metals), empty shell casings, police evidence boxes with the tenant's name on them, and multiple ID cards that were not associated with the tenant. There were also piles of clothing covered in dog feces, broken TVs and furniture, dirty dishes, dirty diapers, hundreds of pairs of shoes (a large amount of Nike Air Jordan shoes of all sizes still in boxes with tags), boxes upon boxes of kitchen equipment and paperwork, dog fence pieces and small broken equipment covering half of the backyard, rugs that had piles of dog feces on the deck, and dog kennels filled with urine and feces. (On my personal inspection in mid January, I observed a severely injured dog stuck in a very small kennel with dog feces inside). Couches and recliners were still wet with dog urine. My mother and I hauled out the tenant's old living room couch to the side of the home. A week later, I walked by that side of the house, and despite several days of rain, the entire side of the house still smelled. Door jambs were busted and cracked from top to bottom. Screens were taken out of windows and ripped. The tenant had removed every spindle in the guardrail upstairs and the railing was unsteady and dangerous. The bottom of the railing was chewed on heavily by tenant's dogs. The railing has been fully repaired and stabilized. There was moldy dog feces stuck to the laundry room floor. All floors have been cleaned, sanded, stained, and poly'd. Significant damage to kitchen floors led to the removal of 5 layers of flooring before scraping and sanding. Kitchen floors have been stained and covered in 3 coats of poly. The baseboard is replaced and repaired this week. All the carpet has been pulled up, removed, and thrown away. Door frames were covered in pink, sticky candy, and wood posts and walls were drawn on with markers. Walls, drawers, cabinets, and even radiators were filthy with a hardened cheese-like substance. There was broken glass on the outside of the broken windows, suggesting that the windows were broken from the inside outwards. There was a rotting steak in the microwave. Plumbers have come out to the property to unclog drains that had been clogged for over a month. (I noticed clogged toilets when serving 14-day notice and doing an inspection, then noticed that the toilets were still clogged during inspection with the fire inspector). The toilet on the main level had to be replaced due to the damage and unclearable condition. The sink in this bathroom was detaching from the wall and has since been corrected. The

sink had a butcher knife sitting on top where children could easily access. The damaged shower head was replaced. The shower liner and curtain that had dog feces on it were replaced. The upstairs bathroom toilet was missing a toilet seat and lid and have been replaced. The garbage disposal was clogged, and after taking it apart, found that rotting corn and chicken bones were stuck in the blades. All contaminated items were considered trash since they were unusable and had no value. Items that were not considered trash were brought out to the backyard and protected while giving the tenant a chance to retrieve her belongings. Items that were left after 30 days were thrown away. WM removed 3 bulk items, and I have paid to remove approximately 5 Bagsters-worth of trash from the property. That's 3,000 gallons, weighing up to 16,500 lbs. In addition, a trailer was rented and three trailer loads of junk were hauled to the dump, which resulted in more costs. The house was cleaned several times. Doors that were falling off and cabinets were repaired and replaced. Hardware was replaced on all kitchen cabinets. The backyard was raked and approximately 4 large leaf bags were filled with dog feces and lawn debris. The privacy fence in the backyard has been repaired in 4 different places. The gate lock was repaired. There were three stair treads on the deck balcony stairs that were ripped up by the tenant and needed replacement. The side of the home was cleared out, making one trailer load of lawn debris and poison ivy. After several break ins to the side and back yard, a security system is being installed this week. Window treatments have been put up for security. The front yard has been cleaned up and trash, along with hundreds of cigarette butts were removed and thrown away. Garden borders that were damaged were replaced. Mulch was applied to garden areas and up against the home in the front and back yard. The backyard shed has been cleared out and cleaned. Shed doors are broken and are not aligned properly on the tracks. The deck was covered in dog feces and has since been cleaned, pressure washed, and painted. The deck door leading to the backyard was kicked out by tenant and damaged. The door's middle piece (T-astagals) was replaced. I have replaced the dryer broken by the tenant. The existing dryer had clothing and fabric softener sheets packed underneath the dryer and around the gas line. Broken shelves and missing pieces in different build-ins have been repaired and replaced. Smoke alarms have been replaced. Outlet code violations have been fixed. Mice traps were emptied and set back out. Since cleaning, no mouse traps have been filled, and no mouse activity observed. The dining room ceiling hole has been repaired, along with drywall holes and damage. Cleaning the oven alone took over 4 hours to complete, and all appliances have been cleaned and maintained. The kitchen faucet was damaged by the tenant and has since been replaced. Countertop protector paper has been replaced and food scraped off the cabinet undersides. The medicine cabinet upstairs that was broken and hanging off the wall has been replaced. Siding on the house by the balcony door was chewed on by tenant's dogs and is damaged. The side porch cabinet has been cleaned out and the cabinet that was

hanging off the wall was taken down and replaced with rack storage. The front porch has been cleaned and painted. Missing doorknobs have been replaced. The door to an upstairs bedroom was destroyed and chewed on by dogs until the bottom third of the door was missing. The door was repaired and is no longer a hazard.

Out of the 16 violations listed by the fire inspector, only one violation is left to address – the Certificate of Occupancy. This will absolutely be addressed, and no renting will take place without obtaining the Certification of Occupancy.

Light fixtures that were damaged by the tenant need replacement, but permits are needed to make these repairs. When I sought to obtain a permit to do the electrical work, I was informed that I couldn't pull a permit because of the level 2 condemnation status of the home, which led me to call the fire inspector on 4/9/24. Daryl informed me that he was no longer the inspector for this property and told me to call the Vacant Housing department. Vacant housing informed me that the house was in category 2 level and that I needed to register and then apply for permits. After spending over \$20,000 already on repairs and lost income, I was very discouraged to find out that I needed to spend more money to fix what my tenant has done to me and my home. I explained that my frustration was because I have not destroyed my house, someone else has. The consequences of my tenant's actions have affected me greatly. The department member directed me to another member, who in turn directed me to appeal the Vacant housing decision, the category level of the home, and to ask for a waived registration fee and more time to finish up repairs. Since the inspection of the home by Daryl in February, I have spent every single day working 12 hours at my regular job or alternately putting 12-16 hours in on repairs and cleanup of the rental property, I have put all of my time, energy, strength, and money into repairing this home. This home was my primary residence before I started renting it. I lovingly put an extensive amount of work in updating my home before I turned it over to this tenant, whom I have learned is not trustworthy on any level or to any degree. I have new utility bills that need to be paid, since I've found out that my tenant has not paid one bill since moving in and owes approximately \$800 for gas/electricity, \$366 in trash bills, and over \$1,000 in unpaid water usage. (Approximately \$250 of this unpaid water debt has been charged to my property taxes). The repairs have affected my mental health and body. I wake up now with back pain. My knees crack with every step I take up the stairs. My hands hurt and it is difficult most days to grip a pencil. My fingers are stained, and I'm covered in cuts and bruises. This is the effect of the physical demand these repairs have required from me. I have not seen any friends and have been isolated outside of these repairs and cleanup, and my work as a Paramedic. I've not had any issues with home security prior to this tenant, and now I've had several break ins, which has increased my anxiety and stress. I bring my dog with me most days that I come to St. Paul. Slowly, I've seen less suspicious

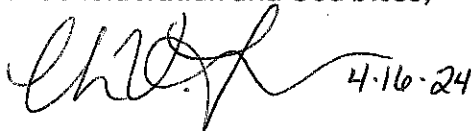
activity around my home since I've cleaned up the property. My neighbors have thanked me for removing this tenant and have explained how this tenant has affected them too. The trash company workers stopped to talk to me, and after hearing that the tenant was gone, said "Oh, good! She was awful!"

These listed effects are just the start of the profound effect this tenant has had on my life and others. I'm working as hard as I can to do the right thing. My dad was a contractor, and I've learned many skills from him, including to not give up or quit and to follow through on my commitments. I plan on getting the last few tasks done within the next couple weeks, then having re-inspections done and getting the Certificate of Occupancy before renting the property again. I do plan on taking this tenant to small claims court for the costs I've incurred, but I have no faith that the tenant will pay back anything she owes.

Would you please help me by waiving registration fees (and if possible, permit application fees), lowering my category level to level 1, and giving me time to complete repairs and get inspections and Certificate of Occupancy? I would be so thankful to you. If any documentation or additional forms are needed, let me know and I will send whatever is needed.

Thank you for your consideration and God bless,

Chelsea Foss

A handwritten signature in black ink, appearing to read 'Chelsea Foss', followed by the date '4-16-24' written in a similar cursive style.