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Rent Escrow/ Tenant Remedies Action
Saint Paul Nuisance Abatement/ Unpaid Charges Department

Subject: Formal Notice of Tenant Rights and Request For Abatement of Excessive Inspections

To Whom It May Concern,

I am writing to formally address the frequency of recent property inspections at my residence. While I understand and respect your right to conduct necessary maintenance checks, the current frequency of these visits has become excessive.

The frequency of your entries constitutes a direct violation of my rights in the following ways:

- Breach Of Quiet Enjoyment: Lawful tenants possess an implied covenant of quiet enjoyment. Your continuous scheduling of inspections disrupts my peace, interrupts my daily life, and destroys the sense of security I am entitled to in my own home.
- Violation of Privacy Rights: Landlords and inspectors do not have an absolute right to enter whim.

Please consider this letter a formal demand to immediately cease and abate these excessive inspections. To restore my rights and resolve this issue professionally, I request for a

hearing to address these issues. I also request from the city written justification and a strict notice protocol 48 hours before the inspection. Please provide written confirmation within five business days that you have received this letter and will adjust your inspection practices accordingly. Failure to do so will leave me no choice but to escalate this matter to local housing authorities or seek legal counsel to protect my rights.

Furthermore, I must address a critical administrative error regarding communication from the city. I have recently discovered that important official letters concerning my tenancy and scheduled inspections are being sent to my sister's address rather then directly to me at my residence. Because she has not been forwarding me or giving this mail to me, i have been entirely deprived of receiving timely, proper, and legal notices regarding my housing status or scheduled visits.

The frequency of your entries, combined with this breakdown in proper notification, constitutes a direct violation of Minnesota law in the following ways:

- Failure of proper legal notice(MN stat. 504B.211): By routing official city correspondence through a third party who does not give me the mail, you are failing to provide legally adequate notice. Minnesota law requires a landlord or inspector to make a good faith effort to give reasonable notice directly to the resident under the circumstances.
- Extreme Financial Hardship and Request for Fee Abatement: I cannot afford the balance of these abatements and am physically and financially unable to pay the fines I have been given. I live off a fixed social security income, which leaves me without the disposable resources required to settle these penalties. Imposing excessive financial penalties under these circumstances creates an impossible and unpayable burden, threatening my housing stability.

To resolve these violations and reach a professional resolution, I request the following actions:
-Update Mailing Records: Correct your admin database immediately to ensure all future letters, invoices and notices are mailed directly to me at my residence. Stop sending any of my mail to my sister.
-Abate the Fines: Dismiss, waive or significantly reduce the current balance of these abatement fines based on my fixed Social Security income and the verified lack of proper notice.
-Cease Excessive Inspections: Stop scheduling repetitive, non-emergency inspections. Any necessary future inspections must be supported by written justification and preceded by a proper direct 48hour notice.

I expect my right to privacy, proper notification, and quiet enjoyment to be respected moving forward. Please provide written confirmation within five business days of receiving this letter showing that you have updated your information, paused further inspection actions and initiated a review of my fee abatement request.

Sincerely,

Richard Schoolmeeters