



SAINT PAUL CENTRAL OFFICE  
55 East Fifth Street, Suite 400  
Saint Paul, MN 55101

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June 2, 2020

Executive Realty  
C/O Nikki Beaumia  
3800 American Blvd. W.  
Suite 1500  
Bloomington, MN 55431  
[Nikki@executive-realtymn.com](mailto:Nikki@executive-realtymn.com)  
F: 952-516-5406

--By U.S. Mail, e-mail, and fax

Osaka Homes MN II LLC  
2817 Girard Avenue S.  
#408  
Minneapolis, MN 55408

--By U.S. Mail

Osaka Homes MN II LLC  
1350 Lagoon Avenue  
Suite 830  
Minneapolis, MN 55408

--By U.S. Mail

Re: Repair Request, Renee Raya, 1242 Woodbridge Street

Ms. Beaumia,

I am writing on behalf of my client, Renee Raya. Ms. Raya, is your tenant at 1242 Woodbridge Street, St. Paul. The home has been inspected multiple times by the St. Paul Department of Safety and Inspections, and the Certificate of Occupancy has been revoked. Please make the corrections and repairs to address the deficiencies indicated in the April 10, 2020 Revocation of Fire Certificate of Occupancy and Order to Vacate within 14 days of the date of this letter. A copy is enclosed.

Minnesota Statute §504B.161 requires an owner to keep and maintain their properties. A landlord is also required to keep the unit in reasonable repair and in compliance with applicable health and safety codes. This includes the codes at issue with the deficiency list. Under Minnesota Statute §504B.385, *et. seq.*, a tenant can enforce these standards when an landlord is noncompliant. Under Minn. Stat. §504B.395 a tenant can file a case to enforce the tenant's rights to repairs. The tenant may ask the court to temporarily take the property away from you and place it in an administratorship.

SMRLS Administrative Offices: 55 East Fifth Street, Suite 1000, St. Paul, MN 55101  
SMRLS Board President: Matthew L. Benda, Esq. Chief Executive Officer: Jessie Nicholson, Esq.  
LEGAL SERVICES CORPORATION



This is a notice under Minn. Stat. §504B.395 (Subd. 4) and Minn. Stat. §504b.385 (Subd. 1) to make the necessary repairs listed above. You have 14 days to make these repairs before we are allowed to file a rent escrow action. I have advised my client of her legal rights and remedies, and she is prepared to take action to file a rent escrow action. We would prefer to have the repairs done before the need for filing a case arises.

Additionally, because the Fire Certificate of Occupancy has been revoked, Ms. Raya's duty to pay rent ended on April 10, 2020. *See Beaumia v. Eisenbraun*, 2007 WL 2472298 (Sept. 4, 2007). Furthermore, an eviction action for non-payment of rent or a termination of Ms. Raya's lease is prohibited by Minnesota Executive Order 20-14. Also, be advised that retaliation is not allowed. Minn. Stat. §504B.441, *Central Housing Associates v. Olson*, 929 N.W.2d 398 (Minn. 2019).

You may contact me at 651-222-5863 or [Thuzong.xiong@smrls.org](mailto:Thuzong.xiong@smrls.org) to discuss the repairs.

Sincerely,

/s/Thuzong Xiong  
Thuzong Xiong  
Attorney at Law

cc: Client, St. Paul Legislative Hearing Officer