



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final

Legislative Hearings

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Tuesday, November 7, 2023

9:00 AM

Room 330 City Hall & Court House/Remote

30 RLH FCO 23-90 Appeal of Yusuf Kabeto to a Correction Notice-Reinspection Complaint at 548 VAN BUREN AVENUE.

Sponsors: Balenger

Grant to December 22, 2023 for compliance on condition that basement smoke & carbon detectors are installed and unit is not reoccupied until the Fire C of O is reinstated.

Yusuf Kabeto, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Leanna Shaff: October 16, 2023 we received a referral that there was a mice infestation and the ceiling caving in. Inspector Caballero went out and wrote orders. We also had a referral that the electric doesn't work for the fridge, heat goes on and off and the fuse box not easily accessible. Caballero has orders against the upper unit right now, I believe that was being appealed. The lower tenant vacated that unit. A lot of the same thing in both units, but being vacated now. One order was about low heat, Inspector Caballero reported the heating company has come out and that has been addressed now.

Moermond: and I thought that was the most important thing when I looked. Sounds like you have your hands full, tell me what is going on.

Kabeto: this house was in good condition, they stopped paying the rent and didn't want me to come over. Then I was trying to file an eviction. They told me they were going to pay. Finally unit 1 wanted to move out but complained to the City and wouldn't allow me to fix anything. When I asked if I could send someone to fix it, she told me she'd let me know when it was vacant. She emailed me October 14

Moermond: and I appreciate your issues but I need you to focus on these orders. You're saying she doesn't allow access. What is your ask today?

Kabeto: unit 1 I just got the key. I need an extension for maybe 15 days.

Moermond: I am happy to work on an extension for unit 1 with two provisos, one being item 2 on the list needs to be dealt with immediately (to provide missing smoke/carbon detectors in the basement). Is that done?

Kabeto: no, because we just got access today.

Moermond: I want that done in short order, the other thing would be the unit to not be occupied until it has been reinspected and approved. No moving in another tenant until these are fixed.

Kabeto: sure.

Moermond: grant to December 22 for compliance on condition basement smoke & carbon detectors are installed and unit 2 is not reoccupied until the Fire Certificate of Occupancy is reinstated. In Unit 2, the City cannot step in to make sure you have access. It is up to you to enforce the provisions of your lease.

Shaff: we don't step into a civil agreement between property owner or manager and tenant.

Moermond: you are responsible for providing access. I can put in a December 22 deadline on that and if you want longer I'm in the same place. It just can't be reoccupied until it is fixed.

Kabeto: that is fine.

Referred to the City Council due back on 12/6/2023