

Saint Paul, MN 55101

P: 651-266-9149|F:651-266-8951

Alex.Dravis@ci.stpaul.mn.us

www.StPaul.gov



From: Property Management <5749office@gmail.com>

Sent: Wednesday, February 11, 2026 12:19 PM

To: Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>

Subject: Re: 100 George st e

Think Before You Click: This email originated **outside** our organization.

Hello Alex,

We are writing in response to your recent correspondence and the list of noted items regarding the property at 100 George St E.

First, we would like to inform you that the upper-unit tenant is currently under an active eviction process. Additionally, the tenant is under police investigation for fraudulent activity conducted on behalf of the owner. Due to the ongoing situation, coordinating access to the unit has been extremely challenging, as the tenant has been limiting entry for contractors and service providers.

We respectfully request that the upper-unit tenant vacate the premises before we proceed with window work and any other necessary repairs, as consistent and reasonable access is required to complete the work properly and safely.

Regarding the reported pest issue, there were no bed bugs present at the property prior to the tenant's move-in. Based on the timing and findings, it appears the issue originated from the tenant's personal furniture. For your reference, we have attached the pest control report from our licensed vendor confirming their findings.

We are in the process of applying for the Certificate of Occupancy immediately and will comply with all legitimate requirements necessary to obtain it.

With respect to the refrigerator, the appliance was damaged by the tenants. We are unclear how this would constitute a fire code violation or fall under the owner's responsibility in this circumstance. We would appreciate clarification on this point.

More generally, the list provided appears to reflect several complaints made by the upper-unit tenant. We respectfully request a revised list identifying specific items that constitute actual fire hazards or code violations that are the landlord's responsibility to address. Our goal is to focus on legitimate safety concerns and ensure full compliance.

We appreciate your guidance and look forward to resolving any valid issues promptly. Please let us know if you require any additional documentation.

Sincerely,
-Orzugul

On Tue, Feb 10, 2026 at 3:22 PM Alex Dravis <Alex.Dravis@ci.stpaul.mn.us> wrote:

Updated orders are attached. Pending revocation status remains in effect. I expect significant progress to be completed by the next inspection date and time. Including permits on file.



**SAINT PAUL
MINNESOTA**

Alex Dravis

Fire Safety Inspector II

Pronouns: He/Him

Department of Safety & Inspections

375 Jackson St Suite 220

Saint Paul, MN 55101

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Alex.Dravis@ci.stpaul.mn.us

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Thank you for your time and assistance.

On Wed, Feb 11, 2026 at 3:37 PM Alex Dravis <Alex.Dravis@ci.stpaul.mn.us> wrote:

Minnesota state statue 504B.161:

Requirements.

(a) In every lease or license of residential premises, the landlord or licensor covenants:

(1) that the premises and all common areas are fit for the use intended by the parties;

(2) to keep the premises and all common areas in reasonable repair during the term of the lease or license, including services and conditions listed in section 504B.381, subdivision 1, and extermination of insects, rodents, vermin, or other pests on the premises, except when the disrepair has been caused by the willful, malicious, or irresponsible conduct of the tenant or licensee or a person under the direction or control of the tenant or licensee;

(3) to make the premises and all common areas reasonably energy efficient by installing weatherstripping, caulking, storm windows, and storm doors when any such measure will result in energy procurement cost savings, based on current and projected average residential energy costs in Minnesota, that will exceed the cost of implementing that measure, including interest, amortized over the ten-year period following the incurring of the cost;

(4) to maintain the premises and all common areas in compliance with the applicable health and safety laws of the United States, of the state, and of the local units of government, including ordinances regulating rental licensing, where the premises are located during the term of the lease or license, except when violation of the health and safety laws has been caused by the willful, malicious, or irresponsible conduct of the tenant or licensee or a person under the direction or control of the tenant or licensee; and

(5) to equip or furnish heat at a minimum temperature of 68 degrees Fahrenheit in all places intended for habitation including kitchens and bathrooms from October 1 through April 30, unless a utility company requires and instructs the heat to be reduced.

(b) The parties to a lease or license of residential premises may not waive or modify the covenants imposed by this section.

Subd. 2.Tenant maintenance.

The landlord or licensor may agree with the tenant or licensee that the tenant or licensee is to perform specified repairs or maintenance, but only if the agreement is supported by adequate consideration and set forth in a conspicuous writing. No such agreement, however, may waive the

provisions of subdivision 1 or relieve the landlord or licensor of the duty to maintain common areas of the premises.

St Paul legislative code Chapter 34 - Minimum Property Maintenance Standards for All Structures and Premises

The purpose of this chapter is to protect the public health, safety and welfare in all structures and on all premises by enactment of this chapter which:

1. Establishes minimum maintenance standards for all structures and premises for basic equipment and facilities for light, ventilation, heating and sanitation; for safety from fire; for crime prevention; for space, use and location; and for safe and sanitary maintenance of all structures and premises.
- (2) Determines the responsibilities of owners, operators and occupants of all structures and premises.
- (3) Provides for administration, enforcement and penalties.
- (4) Promotes the stabilization and maintenance of structures and premises.

If you disagree with the orders issued, or the timeline provided, the instructions to file an appeal are listed at the bottom of the issued orders. Based on the questions and statements made by you, I added the requirement you register for Landlord 101. The corrections list is compiled of violations of St Paul Legislative Code, Minnesota State Statues and Minnesota State Fire Code that I witnessed and am ordering corrected to meet the standard set forth by the State of Minnesota and the City of St Paul.



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Alex Dravis

Fire Safety Inspector II

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Alex.Dravis@ci.stpaul.mn.us

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From: Property Management <5749office@gmail.com>

Sent: Thursday, February 12, 2026 9:05 AM

To: Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>

Subject: Re: 100 George st e

Think Before You Click: This email originated **outside** our organization.

Hello Alex,

Thank you for your response.

We want to clarify that we are not disagreeing with you. We may have misunderstood your previous message, as we are somewhat confused about your response to our email.

Work is currently in progress in all common areas, and we are actively addressing the items that fall under the landlord's responsibility. Our intention has always been to comply fully and move forward in accordance with the applicable statute governing landlord obligations.

Our primary question in the prior email related specifically to the issues noted in Unit 2. Some of those items appear to fall outside what would typically be considered the landlord's responsibility, which is why we were seeking clarification. We want to ensure that we are addressing the correct items while also being fair in terms of responsibility.

Please let us know if we can further clarify our question regarding Unit 2.

I did call you yesterday to speak on the phone but didn't get a response. Please call me at 651900399 when you get a chance.

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Alex.Dravis@ci.stpaul.mn.us

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From: Alex Dravis

Sent: Thursday, February 12, 2026 10:36 AM

To: 'Property Management' <5749office@gmail.com>

Subject: RE: 100 George st e

The minimum property maintenance standards are set forth by the City of St Paul legislative code, Chapter 34.

Each section of chapter 34 begins with, or contains similar verbiage of “**The owner** of any premises or structure regulated by this section, as specified in section 34.03, **shall comply** with the following requirements:”

Under SPLC Chapter 34, The responsibility to **manage and maintain** the property is assigned to the **owner/property manager**, using approved methods, and if applicable, under permits, and by licensed contractors.



**SAINT PAUL
MINNESOTA**

Alex Dravis

Fire Safety Inspector II

Pronouns: He/Him

Department of Safety & Inspections

375 Jackson St Suite 220

Hello Alex,

The CofO application is in the mail alongside with a check for the application. They should've received it by now.

As for the progress, the basement and attic are cleaned up as well as the pest control report I sent you 2 weeks ago. We got done what we could in Unit 2 as it's nearly impossible to coordinate entry with that tenant. FYI see attached eviction order for that tenant and we will get an eviction date for her soon. I called you before 9 am yesterday but for some reason I can never get a hold of you. Can you please call me when you get a chance? 6519003699.

On Fri, Feb 27, 2026 at 8:03 AM Alex Dravis <Alex.Dravis@ci.stpaul.mn.us> wrote:

Good morning,

Noone was on site to meet with me at the date and time of the inspection, resulting in no entry. It appeared there was no additional progress to the corrections orders issued. The CofO is revoked.

All corrections shall be completed by March 16th at 1:00pm, or the building shall be vacated by March 16th at 1:00pm.

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 this order.



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Alex Dravis

Fire Safety Inspector II

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Department of Safety & Inspections

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From: Property Management <5749office@gmail.com>
Sent: Monday, March 2, 2026 8:43 AM
To: Alex Dravis <Alex.Dravis@ci.stpaul.mn.us>; Ray Abdurakhimov (rayabdurakhimov@gmail.com) <rayabdurakhimov@gmail.com>
Subject: Re: 100 George st e

Think Before You Click: This email originated outside our organization.

Hi Alex,

Following up on our call from Friday, I wanted to summarize our current position.

At this time, we are able to complete all required items except for the Unit 2 windows and a few miscellaneous items in that same unit due to eviction in process and tenants current position of not cooperating with us. As discussed, there is a revocation order posted; however, we do not believe it is fair for Unit 1— which is unrelated to this order — to also be subject to revocation.

As previously mentioned, the CoFO is already in process, and all other major items are actively being addressed. The Unit 2 windows present a significant challenge, as there are seven children residing in the unit and the tenant has been difficult to coordinate with. Under these circumstances, completing the window work at this time is not feasible.

We hope you understand our position and look forward to your cooperation as we work to resolve the remaining matters. Please let us know how you would like to proceed.

Best regards,

Orzugul

On Fri, Feb 27, 2026 at 8:23 AM Property Management <5749office@gmail.com> wrote:

Alex Dravis

From: Property Management <5749office@gmail.com>
Sent: Monday, March 2, 2026 10:11 AM
To: Alex Dravis
Cc: Ray Abdurakhimov (rayabdurakhimov@gmail.com)
Subject: Re: 100 George st e

Think Before You Click: This email originated **outside** our organization.

Appeal form is in the mail alongside the check to a[peal. We still don't get how and why the whole building is getting revoked because of unit 2s complaints? There are literally nop outstanding items in unit 1 and it is not fair for them to vacate. We would really appreciate some cooperation from your side on this.

On Mon, Mar 2, 2026 at 8:59 AM Alex Dravis <Alex.Dravis@ci.stpaul.mn.us> wrote:

Orzugul,

As stated previously, if you disagree with the orders issued for any reason, you have the right to file for an appeal. Our corrections orders and timelines rarely change based on eviction proceedings and uncooperative tenants. In this case, an appeal would halt the revocation date and allow you the opportunity to explain your situation and request additional time to a neutral party. You have 10 days from the date the orders were issued, and the cost is \$25.00. The form and instructions are attached.



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