

CITY OF MINNEAPOLIS
FOR THE DEPARTMENT OF
REGULATORY SERVICES

In the matter of the Property
Located at 918 25th Ave SE

In Minneapolis, MN
Owned by Tom Spears

RENTAL LICENSE CONDITIONS
AND STIPULATED AGREEMENT

The above entitled matter came for a Rental License Conditions meeting on Friday, June 14, 2019 at 11:00 a.m. in conference room 411, on the 4th floor of the Public Service Center, located at 250 S. 4th Street, Minneapolis, Minnesota. The owner, Tom Spears was present, with City of Minneapolis representatives.

Pursuant to negotiations between the City of Minneapolis and Tom Spears, the parties agree to the following Stipulated Agreement. The Stipulated Agreement allows Tom Spears to retain the rental license for the property located at 918 25th Ave SE, Minneapolis, MN, pursuant to certain conditions set forth in the Stipulated Agreement:

1. The Respondent, Tom Spears, hereby agrees to remove all beds and bed frames from the attic. A deadbolt lock shall be installed on the door leading up to the attic area with the key side of the deadbolt lock facing the exterior. It shall be kept locked at all times to prevent anyone from using it as a bedroom. This is the third illegal attic occupancy offense at this property. All work to be completed within 30 days of signing this Stipulated Agreement.
2. The Respondent, Tom Spears, hereby grants consent to random inspection of the attic area of this property to ensure that it is not being used for sleeping.
3. The Respondent, Tom Spears, hereby agrees to conduct monthly visual inspection of this property's attic to ensure that no one is using it for sleeping.

4. The Respondent, Tom Spears, hereby agrees to the minimum rental licensing standards as stated in Minneapolis Code of Ordinance 244.1910.
5. The Respondent, Tom Spears, hereby agrees to the above stated conditions and not have any same or similar housing violations in his rental properties in Minneapolis, MN for a period of 12 (twelve) months from the date of signature. If any of the agreed upon conditions placed on the licenses are not complied with in the timeframe agreed upon, Housing Inspection Services may begin revocation action on the rental license based on “Good Cause”.

Tom Spears, (Owner)

Vu Tran
Administrative Enforcement Supervisor
Housing Inspection Services

Dated: _____