

**LIEN REDUCTION HEARING
CONTESTING OF FINE/NON-COMPLIANCE**

Case No: 21-58

Date: September 19, 2023

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The AC was serviced within a short time after the complaint. The other violation, for the water heater was finally permitted, inspected and closed more than 2 years after the violation's initiation.
2b.) If the violations were not corrected by the original violator, what action was taken by any other owner or interested party to bring the violation into compliance:	N/A
3.) The length of time necessary to bring the property into compliance:	2 year, 7 months
4.) The number of times the violator was previously found in violation by either the CEB, SM or other quasi-judicial or judicial process, or otherwise admitted guilt in any such proceeding:	5
5.) The number of violation notices the violator has received in the past, as well as their nature and final disposition of each notice:	10 – 5 cases were complied before a hearing; 1 case was complied with necessary maintenance; 3 cases required permits and inspections to comply; lastly – this lien reduction case before the Magistrate that required permits and inspections to comply.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The violation originated during COVID and the owner struggled with non-payment of rent and finding reliable contractors to do the work and get the necessary permits.
7.) Whether or to what extent there are pending violation proceedings on the subject property or any other property within the city owned by the respondent:	1 (one)