

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

Case No: 22-854

Date: June 13, 2024

1.) The gravity or seriousness of the violation:	Moderate
2a.) Any and all actions taken by the violator to correct the violations; OR	The owner's representative, once made aware of the violation, contacted the contractor to try to get the work and the necessary inspections completed.
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:	The tenant at this property initiated the work but did not make sure that the work and the inspections were complete. The owner's representative had to follow up and make sure the necessary steps were completed to comply this case.
3.) The length of time necessary to bring the property into compliance:	25 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:	0
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 cases – 9 complied before going to a hearing; 1 – this case before the Magistrate for a lien reduction.
6.) Whether or to what extent there are extenuating factors preventing timely compliance, such as unavoidable personal hardship:	The original owners died. Their son, who represented the property, also fell ill. The current representative of the property, more recently discovered the violation and has worked since to resolve the issue.
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)