

File 230202

To whom it may concern,
2111 S. 15th Pl. was inspected and approved for a one-year lease by the Housing Authority on March 2022. Since then the tenant has called in a complaint 3 different times, June 1, August 29 of 2022 and January 25, 2023. Housing Authority inspectors never found any evidence of rodents. I am enclosing the inspection report.
My lease was never terminated. My rent payments were never stopped. I received all my rental payments. I am enclosing the last check. I received from the Housing Authority dated February 2023.
Complaints were also made to neighborhood services multiple times

I spoke to inspect Ricardo Rosales around mid November 2022 about the work order that he had given me October 26, 2022 with the compliance date of November 28. He suggested I clean and bait the traps which I did three times.

I was surprised when I got the charge for noncompliance around the first week of December, I called the inspector Ricardo he suggested that I clean the traps and put new bait every week for about a month.

I didn't agree with the charges but I chose not to appeal it since I never documented or took pictures the times that I was there. I also didn't want to question the inspector.

I was only able to gain entry into the unit on December 18, December 26, January 5 and January 11. The tenant is very uncooperative and abusive. I couldn't gain entry on January 18. I tried again on February 13 and on February 14. I had the Milwaukee police department meet me there.

They were not able to gain entry. The tenant was very abusive and belligerent. She called 911 on the police officer's and complaint, while they were at the scene. They concluded that it wasn't worth the risk and suggested I call the community officer, the community officer is aware of the situation at the property. He had the same opinion that she wasn't worth the risk since her lease was ending on February 28, 2023.

I made another attempt on February 21. This time I was able to gain access. I cleaned all the traps and put new bait. No rodents were caught on any of these traps at any time. I have some pictures of the traps for the above dates. I believe I did everything that I was supposed to do. Therefore I am appealing the \$355.60 reinspection fee that was imposed on February 6, 2023

My tenant, Angela Drake has an ulterior motive for calling the inspector, every other day, complaining and pestering him and the Housing Authority. She was suing me in small claims court, claiming that her furniture had to be thrown away because of the smell from the rodents. The tenant was trying to use the findings of the neighborhood services to use it against me in small claims court.

Her case was heard on March 1, 2023 and the commissioner Rosa M Barillas didn't find any evidence to her claim and dismissed the case.

The tenant had told myself, and my worker several times that she will be vacating the unit at the end of her lease. Her lease expired on February 28 2023. she is still living in the unit. I gave her a 28 day notice on March 1. I am enclosing the copy of that notice

Thank you kindly,

Sanil Kandarapally
3-15-23

March 15, 2023

Mohan Kandarapally
850 Crescent Lane
Hartland, WI 53214

I, Mohan Kandarapally give my brother, Sunil Kandarapally, and co-owner of 2111 S. 15th place, authorization to speak on my behalf with the Administrative Review Board of Appeals on March 28, 2023, at 9:00 am at City Hall.

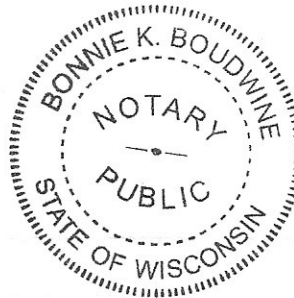
Mohan M. Kandarapally

Mohan Kandarapally

State of Wisconsin
County of Milwaukee

This document was signed before me on March 16, 2023
by Mohan M. Kandarapally.

Bonnie K. Boudwine
Exp 12/17/2025



SUNIL KANDARAPALLY
File 230202



Inspection Report

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Inspection Detail Template

Entity Type	Unit
Inspection Type	Complaint
Tenant(s) Name	ANGELA DRAKE (025699)
Property Code	hcv
Unit Code	040268
Unit Address	2111 S 15TH PL MILWAUKEE WI - 53215 us
Inspector Name	Tracy Revels
Inspected Date	06/26/2022 11:12 AM
Report Run Date	11/01/2022
Inspection ID	35456
Signatures	Inspector Signature Owner Signature

Tracy Revels

Tenant(s) Signature

On the first inspection by the housing authority on 06/26/2022, the tenant conveyed that the landlord corrected all issues.

Overall Inspection

Primary Status Pass

Secondary Status

Severity

Notes

Tenant conveyed landlord corrected issues of the complaint and that she emailed the office 4 days prior explaining this and to not come out for inspecting complaint.

HQS5BR

Section 8 HQS 5BR Inspection

Rating

☒ Pass

☐ Pass With

Comments

☐ Fail

☐ Inconclusive

Observation

Charge

WO# Responsibility Notes

☐ Overall Fair Condition

☐ Overall Excellent Condition

☐ Overall Good Condition

☐ Overall Poor Condition

Health and Safety

General Health and Safety

Rating

☒ Pass

☐ Pass With

Comments

☐ Fail

☐ Inconclusive

Observation

Charge

WO# Responsibility Notes

☐ Overall Fair Condition

☐ Overall Excellent Condition

☐ Overall Good Condition

☐ Overall Poor Condition

Access

Access to Unit

9-02-22

② Inspection Findings

SUNIL KANDARAPALLY
File 230202

**Failed Items
HQS5BR**

Location	Item	Notes
Health and Safety	Infestation	found no evidence of mice at this time... tenant and landlord agreed to work together on setting traps in unit ...
Health and Safety	Other	landlord agreed to seal around baseboards/cracks in unit to prevent access for mice
Kitchen	Refrigerator	tenant states refrigerator makes loud noise periodically... Tenant, landlord and I seen refrigerator was operating at time of inspection... concluded that tenant will take video of refrigerator when not properly operating... and connect then call landlord to show problem...
Exterior	Foundation	landlord agreed to seal the foundation around the whole house...

On the second inspection by the housing authority on 08/29/2022, the inspector didn't find any evidence of any rodents.



SUNIL KANDARAPALLY
File 230202

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**PAYMENT SUSPENSION LETTER
COMPLAINT INSPECTION**

ANGELA DRAKE
2111 S 15TH PL
MILWAUKEE, WI 53215

(025699)

MOHAN KANDARAPALLY (v0131139)
2111 S 15TH PL
MILWAUKEE, WI 53215

Dear Landlord/Tenant:

A member of the Rent Assistance Program staff conducted a field inspection of the property located at 2111 S 15TH PL on 9/2/22 this inspection identified items which violate the Housing Assistance Payment Contract/Housing Voucher Contract (section entitled Maintenance, Operation, and Inspection) and require necessary repairs.

**THE TENANT MUST CONTINUE
TO PAY THE TENANT PORTION OF THE RENT TO THE LANDLORD**

The repairs that need to be rectified are listed on the attached Necessary Repair sheet(s).

The re-inspection for the emergency items will be 9/22/22 between 9AM-12PM Please call the inspection desk at (414) 286-5650 if you have any questions.

If the repairs are **NOT** completed by 9/22/22, the Rent Assistance Program will move to suspend your Lease and Contract payments as of 9/30/22.

The contract payments will continue as normal if the repairs are satisfactorily completed by 9/22/22.

If you have any other questions regarding this matter, contact Ms. Jamie Vander Loop-Taylor at (414) 286-5640.

Sincerely,

Willie Hines Jr.
Secretary-Executive Director
Housing Authority
City of Milwaukee

Inspector Maurice attempted to re-inspect the orders on the second inspection on 09/22/2022. The tenant wouldn't let him access and was very belligerent to the inspector. Accused the inspector of sexual harassment and claimed I was paying the inspector.

OFFICE LOCATION: 5011 W LISBON AVE

«leasecontractno» «tenantname» («leaseexpirydate») COMPLAINT LETTER & REPAIR LIST Updated 11/14/2016 NDK

SUNIL KANDARAPALLY
File 230202

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Page 1

Inspection Detail Template

Entity Type
Inspection Type
Tenant(s) Name
Property Code
Unit Code
Unit Address
Inspector Name
Inspected Date
Report Run Date
Inspection ID
Signatures

Unit
Reinspection
ANGELA DRAKE (025699)
hcv
040268
2111 S 15TH PL MILWAUKEE WI - 53215 us
Tracy Revels
10/17/2022 12:14 PM
11/01/2022
37786
Inspector Signature
Owner Signature

2nd inspection cleared
and work passed

Tracy Revels
Tenant(s) Signature
Insh Tracy Revels met me
on 10/17/22 to reinspect order form
9/2/22

The second inspection by the housing authority passed by another inspector on 10/17/2022. No mention of any rodents.

Overall Inspection

Primary Status Pass

Secondary Status

Severity

Notes 4-1-2

HQSSBR

Section 8 HQS SBR Inspection

Rating

☒ Pass☐ Pass With
Comments☐ Fail☐ Inconclusive

Observation

☐ Overall Fair Condition☐ Overall Excellent
Condition☐ Overall Good Condition☐ Overall Poor Condition

Charge

WO# Responsibility Notes

Health and Safety

General Health and Safety

Rating

☒ Pass☐ Pass With
Comments☐ Fail☐ Inconclusive

Observation

☐ Overall Fair Condition☐ Overall Excellent
Condition☐ Overall Good Condition☐ Overall Poor Condition

Charge

WO# Responsibility Notes

Access

Access to Unit

Observation

Observation

Charge

WO# Responsibility Notes

3rd Inspection Report

Failed Items HQS5BR

Location	Item	Notes
Living Room	Other	No (CO) detector
Bedroom 1	Electrical Hazards	South wall outlets not grounded.
Bedroom 1	Smoke Detector	10 year smoke detector inoperable. No 10 year smoke detector.
Exterior	Roof	EE: 5/31/23 Soffit on front of house has dismantled.
Exterior	Surfaces	Corner siding on front porch steps needs to be reattached.

NO mention of any Rodents

Sunil KANDARAPALLY

File 230202

The third annual inspection was done in 11/2022. No mention of the rodents.

4th Complaint Inspection Report
Sunil KANDARAPALLY
230202

**Failed Items
HQS5BR**

Location	Item	Notes
Health and Safety	Air Quality	tenant States smell coming from sink cabinet and kitchen cabinet...
Health and Safety	Other	1. tenant States heat blows excess cold air in unit... check furnace to make sure it operates properly 2. need 10yr sealed battery smoke detector within 6' from bedroom on 2nd floor...and change batteries on carbon monoxide detector on 2nd fl... 3. Hot water temperature is Luke warm in bathroom... 4. tenant States noise comes from refrigerator...


NO MENTION OF ANY RODENTS
OR Smell

The fourth complaint inspection by the housing authority was done on 01/25/2023.
No mention of any rodents.

SUNIL KANDARAPALLY

File 230202

CAD # 330450670
MILWAUKEE POLICE DEPARTMENT
COMMUNITY CONTACT CARD

 P.O. PAOLO / P.O. KWAK

Member Rank, Name, 2-Digit Work Loc. 211

Date/Time: 2/14/22 2:00 PM

☐ Field Interview
☐ Traffic Stop/Warning
☒ Investigation/Follow-up

☐ Receipt Requested
☐ Other

Location: 211 S. 1ST PL

02/14/2022- Milwaukee Police were contacted to gain access into the residence. They were unable to gain access to the unit and determined it was not worth the risk.

CPV → P.O. DIENER / P.O. WIDICA
To commend an officer, file a complaint, or
contact your neighborhood station:
Fire & Police Commission (414) 286-5000
Internal Affairs Division (414) 935-7942
Non-Emergency Number (414) 933-4444

21
Member's Work Location
(414) 935 - 7272

Property	Account	Invoice - Date	Description	Amount
hcv	471500	02/01/2023	:HAP 02/23 DRAKE, ANGELA 2111 S	795.00
hcv	471500	02/01/2023	:HAP 02/23 ERBY, LATOYA 2821 N H	549.00
				<hr/> 1,344.00

SUNIL KANDARAPALLY
File 230202

02/01/2023- Received the final rent payment. At no time were payments from the housing authority suspended or withheld.

DATE:02/01/2023 CK#:530230 TOTAL:\$1,344.00*** BANK:Section 8(section8)
PAYEE:MOHAN KANDARAPALLY(v0131139)

Property	Account	Invoice - Date	Description	Amount
hcv	471500	02/01/2023	:HAP 02/23 DRAKE, ANGELA 2111 S	795.00
hcv	471500	02/01/2023	:HAP 02/23 ERBY, LATOYA 2821 N H	549.00
				<hr/> 1,344.00

Tenants lease ended on 02/28/2023 however the tenant did not vacate the unit.
Landlord was forced to issue a 28 day notice.

File 230202

28 DAY

Notice Terminating Tenancy

1

2 **State of Wisconsin**

3 Milwaukee County

Angela - C. D RAKE

Tenant(s) Name

2111 S 15TH PL

Address

MIL WI 53215

City, State, Zip

4 Pursuant to Wis. Stat. § 704.19, this notice terminates your tenancy and requires you, and anyone living with
5 you, to vacate the premises listed above on or before MARCH 31ST, 2023, which is
6 the last day of the rental period.

Month and day

7 If you have not vacated the premises by the date listed above the owner may start an eviction action against
8 you pursuant to Wis. Stat. ch. 799.

9 **DOUBLE RENT:** Pursuant to Wis. Stat. § 704.27, a landlord shall recover as damages against a tenant, a
10 **minimum of twice the daily rent amount**, if the tenant remains in possession of the premises after the
11 expiration of this notice.

12

Date: 3-01-23

[Signature]
Owner/Agent of Owner
Sunil - KANDARAPALLY

When To Use:

- 14 (1) Periodic tenancy (i.e. month-to-month tenancy) for any reason or no reason.
- 15 (2) Tenancy at will for any reason or no reason.
- 16 Wis. Stat. § 704.19