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August 21, 2007

Earl Hines
2209 North 20th Street
Milwaukee, WI 53205

RE: Earl Hines
C.I. File No: 07-S-73

Dear Mr. Hines:

We have received your claim relating to storage fees for the personal property of a tenant left at your property located at 3025 North 1st Street following his eviction in December 2006.

Our investigation reveals that the Department of Neighborhood Services acted properly in the issuance and enforcement of its Order to Correct Condition in this matter. They also initiated rent withholding for Mr. Larry Johnson, one of the tenants, and notified you under the requirements of Section 200-22 of the Milwaukee Code of Ordinances. The department did not order that his personal property remain in the building and they also did not restrain you from exercising your rights as a property owner/landlord in removing a former tenant's belongings. They even suggested, on several occasions, that you notify Mr. Johnson by mail or other means of communication to remove his personal property by a certain date. Finally, the occupancy permit application, #738842, remains open. You have to bring your property into compliance with City ordinances and obtain a new occupancy certificate. There is no evidence that the City was negligent or acted improperly in this matter. As such, the City would not be liable. Therefore, we are denying your claim.

Earl Hines
August 21, 2007
Page 2

If you wish to appeal this decision, you may do so by sending a letter within 21 days of the date of this letter to the Milwaukee City Clerk, 200 East Wells Street, Room 205, Milwaukee, Wisconsin 53202, requesting a hearing.

Very truly yours,

GRANT F. LANGLEY
City Attorney

STEVEN M. CARINI
Investigator Adjuster

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