

May 12, 2021

Allegheny County Health Department
Office of The Director
542 4th Ave. Pittsburgh, PA 15219

RE: SR# HCE-20210322-2830
1705 E. Carson St. Apt. 2R
Hearing and Appeal

RECEIVED

MAY 26 ²⁰²¹ - 2020

DIRECTOR
OFFICE

Dear Sir/Madam:

Pursuant to Article XI "Hearings and Appeals", I am requesting a hearing based on the following particulars:

1. Refer to cover letter, attached, sent to Ms. Faon Conley dated May 12, 2021.
2. This appeal is not designed to request that any of the violations noted for repairs, outside the apartment of Ms. Jennifer Stansbury, be alleviated. But that we will not enter the apartment inspected by Ms. Conley. A video of the confrontation between Ms. Stansbury and my maintenance team will be presented, as evidence of this request.
3. Ms. Stansbury has not paid rent since November, 2020 and has not made provision for escrow.

We plan to remediate all violations, noted by Ms. Conley, outside the apartment in question within the next two weeks.

Thank you.
With kindest regards,



Jeffrey C. Edwards
412-496-8834

Cc: Jim Sproat, Realty Counseling Co., Agent For Owner
Cc: Ms. Faon Conley

May 12, 2021

Ms. Faon Conley
Allegheny County Health Dept.
3190 Sassafras Way
Pittsburgh, PA 15201-1443

RE: SR# HCE-20210322-2830
1705 E. Carson St. Apt. 2R

Dear Ms. Conley,

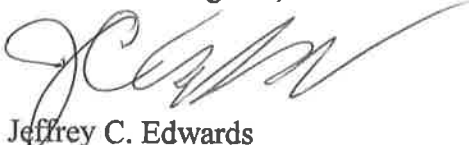
I am in receipt of your inspection report. The plans I had, were to have the majority of these items corrected by this date.

On Friday April 30, 2021 I sent my maintenance/construction team to the apartment you inspected on April 28, 2021. We were going to work on the list you provided in your preliminary inspection report. Ms. Stansbury and her boyfriend were present at the apartment. They began yelling at my team, who were there to begin correcting the items, in question. The yelling became confrontational and elevated to a point where my team was forced to leave. All the confrontation is documented on video. We will NOT be entering the premises for the required improvements until we are guaranteed the Ms. Stansbury, her boyfriend, or any agent who she may employ are not present during our working hours.

In addition, the first pages of your letter referenced the classes of violations present in your report, as well as conditions required for rent withholding and appeals. I will let the details of all the conditions which have existed be brought out in in a magistrate hearing or pursuant to Article XI "Hearing and Appeals". On page 2 of your report, you itemized the conditions required for rent withholding. None of these conditions have been met and Ms. Stansbury has not paid rent since November, 2020, with no provision for escrow being made.

I assure you that we work hard to maintain our rental properties in good condition and have never before experienced a challenge from the Health Department. I will be submitting a request for Appeal from the office you noted in your report. The appeal will not be to designed to avoid the work you noted as violations, but rather to delay the work until we are guaranteed of the absence of Ms. Stansbury or her agents during our working hours. We will commence any repairs outside the apartment immediately.

Thank you.
With kindest regards,



Jeffrey C. Edwards
412-496-8834

Cc: Jim Sproat, Realty Counseling Co., Agent for Owner