

NYLES FALATEK
925 Boyds Lane
Elizabeth, PA 15037
412-445-1264



Allegheny County Health Dept
Office of the Director
542 4th Ave
Pittsburgh, PA 15219

RE: SR# HCE-20220104-1048
Property: 3287 Rainbow Run Rd
Forward Twp, PA
Census Tract: 54950

Date: March 21, 2022

Dear Mr. Tijani:

This letter is written as an Appeal from the letter of February 23, 2022.

As you are aware, complaints were made by my Tenant, Kristy Holomshek to the Health Department in retaliation for the filing of a landlord tenant eviction matter. The District Judge ruled against Tenant Holomshek. She then filed an appeal with the Court of Common Pleas. By Court Order dated March 17, 2022, Tenant Holomshek must vacate the premises by June 30, 2022.

This letter issues to be raised on appeal are as follows:

1. Tenant Holomshek rented the premises for approximately 18 months. She had no complaints until an eviction proceeding was initiated. Most of the violations relate to destruction done by Tenant Holomshek for which a civil action may be filed against her.
2. I was not present at the time of the inspection and was therefore unable to identify those items of destruction by Tenant Holomshek.
3. Tenant Holomshek was also issued a letter containing violations and has taken no corrective action.
4. Specific violations:
 - a. #1: Hole in wall- There were no holes when Tenant Holemshok took possession. Unclear as to where hole is located as violation states both bathroom and bedroom.
 - b. #2,4,6: Sink and Toilet were in good condition when Tenant Holemshok took possession. New countertops and the sink were installed before possession.
 - c. #3: Rodent Infestation- Tenant Holemshok had control over this violation and was also issued the same violation.
 - d. #5: Bathroom violation- Unsure of which bathroom.

- e. #7,12: All coverplates and outlets were installed and secured prior to Tenant Holemshok taking possession.
- f. #8,9,11,16,18,19,20: Ceilings and floors were in good condition prior to Tenant Holemshok taking possession. Brand new roof was installed.
- g. #13,14,15,21: All closets and walls were painted and in good condition prior to Tenant Holemshok taking possession.
- h. #17: Mold was result of Tenant Holemshok's poor housekeeping. See letter of violations issued to her.

I would request that all violations be dismissed. In the alternative, I would request to be present at an inspection which would take place after June 30th.

Please contact me with any questions.

Sincerely,



Nyles Falatek