

Appeal re: 288 Ohio Ave copied here:
10/3/2022

This letter is a written appeal for citation
#HCE-20220301-2149
288 Ohio Ave., Clairton, PA 15025.

Multiple attempts have been made to contact the trespasser, Erica Woods, for surrender of property and repairs, as well as county inspections. The sale of the property was stalled due to lack of ability to do inspection, and now another is needed. The current owner has had financial problems due to spousal death and the loss of business due to fire, Still, he was willing to make repairs for the residence, but upon discovery that Ms Woods was intentionally damaging the property, it would seem to be non productive. Our solution was to sell the home to another buyer who can handle the eviction and repairs needed and new tenant placement. Again, Ms. Woods is trespassing on this property. She holds no lease and was given several notices before repairs were needed. She has not paid rent since 2021, and was granted ERAP in late 2021 for past due rent and 3 months forward, which ended in March. She has personally damaged the property, and there has been police action there as well.

Mr George Glagola codes@cityofclairton.com at Clairton codes can confirm lack of trespasser compliance for the inspection needed to facilitate the sale. Trespasser stated to Jeff O'Brien at Health Dept that she was never contacted by him or myself.

Ms Jala Rucker rjhova11@yahoo.com is the worker of said trespasser and is willing to testify to her lack of cooperation and assistance to establish a new residence.

Harold Delgado 412 537 4839 is a handyman who has serviced the home and can attest to the damages created by Ms. Woods, as he has been there on separate occasions.

30 day Notice of lease non renewal was given in February for March 15 vacate date. We gave her an additional 2 weeks out of kindness and generosity. We issued a 10 day notice on April 1. We offered a cash payout to vacate the property, with no response.

She will only respond to the Health Department, and states no one has contacted her. Unfortunately, Mr O'Brien has fallen for her manipulation and sob story. I was also a victim of hers, as I personally sent money for her childcare. She was offered ways to help herself and her family by ourselves and the county, yet prefers to remain and complain and cause problems for a despondent old man.

We are attempting to make this a wonderful residence for your community. We appreciate your time and consideration.

Josett Gordon
VP of Operations
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