



# Notice of Appeal

This form is used to file an appeal of an order, notice, decision, determination, or ruling by the Allegheny County Health Department. Please complete this form (use additional pages as necessary). If more than one person or entity is filing this appeal, please attach a separate form for each additional appellant. **A copy of the order, notice, decision, determination, or ruling must be attached to the Notice of Appeal.**

Name R.S.F. Investment LLC  
Mailing Address 518 - El Court  
City Pgh State Pa Zip 15208 Email \_\_\_\_\_  
Phone 412-478 7725 Fax (optional) \_\_\_\_\_

If you are represented by an attorney, please provide contact information for your attorney:

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_  
Phone \_\_\_\_\_ Fax (optional) \_\_\_\_\_

Describe your objections to the Department's actions and a statement describing the relief you want the Hearing Officer to grant. *(The objections may be factual or legal and must be specific. If you fail to state an objection here, you may be barred from raising it later in your appeal. Use additional pages if necessary.)*

There have not been water to this property every since Feb<sup>01</sup> 2022, And I have evidence from the water company also. there is not a permit for electricity on this house.

**By filing this Notice of Appeal with the Allegheny County Health Department, I hereby certify that the information submitted is true and correct to the best of my information and belief.**

Signature \_\_\_\_\_ Date \_\_\_\_\_

Appeals should be submitted in person or by mail to:  
**Allegheny County Health Department  
Attention: Hearing Officer  
542 4th Avenue  
Pittsburgh, PA 15219**





COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

October 20, 2022

R F S Investments Inc  
C/O Hersel Hozghia  
5526 S Soto Street  
Vernon CA 90058

RE : SR# HCE-20220829-4138

Property 527 EL COURT  
Address : Pittsburgh, PA 15208  
Census Tract : 31304

Dear Sir/Madam:

An inspection of the property listed above was conducted on 10/18/2022 by Angela Wilson. The following violations of Article VI, "Housing and Community Environment," were verified at that time. Attached is an inspection report listing these violations.

1 Checked Emergency Class 1 violation(s) exist(s). A Class 1 violation is defined as a condition which poses a real and immediate threat to life, health and safety of the occupant. These violations are to be corrected by 10/27/2022 for checked emergency.

1 Class 3 violation(s) exist(s). A Class 3 violation is defined as a condition which represents an actual or potential health hazard or nuisance. These violations are to be corrected by 11/24/2022 .

4 Class 4 violation(s) exist(s). A Class 4 violation can contribute to substandard housing, but is not used to determine fitness for human habitation. These violations are to be corrected by 11/24/2022 .

The above conditions qualify the property as eligible for Rent Withholding. See attached eligibility letter.

Failure to comply will result in a complaint filed before the Magistrate and/or civil penalties. Under Section 660, should the dwelling become vacant prior to correction of these violations, the dwelling must be inspected and corrections verified by this Department prior to reoccupancy.

Pursuant to Article XI entitled "Hearings and Appeals," you are hereby notified that you have thirty (30) days after issuance of this written notice to file an appeal. The appeal shall be made in writing and must set forth with particularity all issues to be raised. The notice of appeal shall be submitted to the Allegheny County Health Department, Office of the Director, 542 4th Ave, Pittsburgh, Pennsylvania 15219. In the event that an appeal is not filed within thirty (30) days after issuance of this written notice, the within action shall become final. If you have any questions, you may contact this office at (412)350-4046.

Sincerely,

Angela Wilson  
Environmental Health Specialist II  
AW:Kd  
Attachment

cc: Occupant



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR  
ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY)  
PITTSBURGH, PA 15201-1443  
PHONE: 412.350.4046 • FAX: 412.350.2792  
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

October 20, 2022

R F S Investments Inc  
C/O Hersel Hezghia  
5526 S Soto Street  
Vernon CA 90058

RE: SR# HCE-20220829-4138

Property 527 EL COURT  
Address : Pittsburgh, PA 15208  
Census Tract : 31304

Dear Sir/Madam:

The dwelling listed above was inspected on 10/18/2022 and certified eligible for participation in the Allegheny County Health Department (ACHD) Rent Withholding Program on 10/20/2022 due to the nature of the violations observed by our inspector. Under the Commonwealth of Pennsylvania's City Rent Withholding Act of 1966, tenants may choose to deposit their rent into an escrow account administered by the ACHD Rent Withholding Program. The most important points in this program are listed below:

- \* Tenants open an escrow account by bringing this letter with their rental payment to this office at the address below.
- \* Tenants may be protected from eviction only if the FULL AMOUNT of rent is paid into escrow every month.
- \* The initial rent withholding period lasts for six (6) months.
- \* If, upon the first inspection following the end of the six-month rent withholding period, or if upon any inspection requested by the landlord or property manager prior to the end of the six-month rent withholding period, it is determined that the property no longer has violations that made the tenant eligible to participate in the rent withholding program, the amount accumulated in escrow will go to the landlord. If after the rent withholding period expires, the property continues to have violations that contribute to the tenant's eligibility to participate in the rent withholding program, the amount accumulated in escrow will go to the tenant.
- \* If the dwelling becomes vacant, the property may not be occupied until all repairs are made and the Health Department gives written permission to reoccupy the dwelling.
- \* If a tenant vacates during the rent withholding period for any reason other than non-payment of rent, the amount accumulated in escrow will go to the owner.
- \* When a decision is made to release money in escrow, the tenant or the owner will be provided 30 days to appeal the decision.
- \* It is the tenant's duty to ensure that timely rental payments are made to the escrow account. Each month, the Health Department will notify the tenant and owner of the current balance in the escrow account, but the Health Department cannot ensure the tenant will make timely payments.

Let me again stress that tenants MUST pay the full amount of rent into the escrow account and allow the landlord and/or its agents entry into the property to make needed repairs.

if you have any questions, please call me at (412)350-4046.

Sincerely,

*Angela Wilson*  
Angela Wilson



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR  
ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
PITTSBURGH, PA 15201-1443  
PHONE: 412.350.4046 • FAX: 412.350.2792  
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



Advancing  
public health  
performance

Address : **527 El Court , Pittsburgh 15208**

Unit # 1      Census Tract : 31304      Property Type : (Multi-Family 19 Units)

Inspector : Angela Wilson      Inspection Date : October 18, 2022      Time : 14:00

----- END OF REPORT -----

Violations Verified by the Inspector :

Angela Wilson



Property Address : **527 El Court , Pittsburgh 15208**

Inspection # 1      Census Tract : 31304      Property Type : (Multi-Family 19 Ur  
Inspector : Angela Wilson      Inspection Date : October 18, 2022      Time : 14:00

**Below Ground Level**      **Basement**  
Section 631 028 (O)(S)      Class 4  
Location : None      Violation Status : **First**  
Violation : Water heater lacks drip tube.  
Remedy : Provide drip tube no higher than 6 inches above the floor.

**Below Ground Level**      **Basement**  
Section 641 A 004 (O)(S)      Class 3  
Location : None      Violation Status : **First**  
Violation : No smoke detector(s) on each story within the dwelling unit, including basement or cellar.  
Remedy : Provide single or multiple-station smoke detector on each story within the dwelling unit, including basement or cellar.  
Comments : No smoke detector seen in basement

**Below Ground Level**      **Basement**  
Section 624 027 (O)(S)      Class 4  
Location : None      Violation Status : **First**  
Violation : Exterior door(s) not weathertight.  
Remedy : Repair, seal gaps.  
Comments : Exterior basement door not weathertight, gaps around the bottom of the door.

**2nd Floor**      **Bedroom, Right**  
Section 622 032 (O)(D)      Class 4  
Location : Ceiling      Violation Status : **First**  
Violation : Hole(s) in ceiling.  
Remedy : Repair.

# Allegheny County Health Department

## Inspection Report - Complaint Housing

SR#: HCE-20220829-4138

Owner Violations

Property Address : **527 El Court , Pittsburgh 15208**

Inspection # 1      Census Tract : 31304      Property Type : (Multi-Family 19 Units)

Inspector : Angela Wilson      Inspection Date : October 18, 2022      Time : 14:00

**Contacts:**

Mr. DWIGHT DWYER      Tenant  
527 El Court  
Pittsburgh , PA 15208

(412) 403-1371

R F S INVESTMENTS INC      Owner  
C/O Hersel Hezghia  
1741 E 7th Street  
Brooklyn , NY 11223

(917) 771-5841

R F S INVESTMENTS INC      Owner  
C/O Hersel Hezghia  
5526 S Soto Street  
Vernon , CA 90058

(323) 277-2941

Listed below are the Article 6 violations that require corrective action:

**No Specific Level**      **Apartment**  
Section 630 001 (O)(D)      Class 1      **EMERGENCY**  
Location : None      Violation Status : **First**  
Violation : No water supplied to dwelling unit.  
Remedy : Provide piped, running, potable water to dwelling.

**Below Ground Level**      **Basement**  
Section 628 A 068 (O)(S)      Class 4  
Location : None      Violation Status : **First**  
Violation : Missing coverplate on junction box(es).  
Remedy : Provide coverplate.



COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

December 6, 2022

R F S Investments Inc  
C/O Hersel Hezghia  
5526 S Soto Street  
Vernon, CA 90058

RE : Service Request # **HCE-20220829-4138**

Property Address : 527 EL COURT  
Pittsburgh, PA 15208  
Census Tract : 31304

Dear Sir/Madam:

Pursuant to our letter dated 11/08/2022 this shall serve as notice that a civil penalty in the amount of \$6036.00 was levied against you by virtue of the authority vested in the Director of the Allegheny County Health Department conferred by the Law of the Commonwealth of Pennsylvania. Said penalty shall be paid in the form of a cashier's check, certified check, or money order made payable to the "Environmental Health Fund."

This sum is to be paid within 30 days of the date of this letter to:  
Allegheny County Health Department c/o Housing Program  
542 4th Ave  
Pittsburgh, Pennsylvania 15219

This penalty has been levied as a RESULT OF YOUR FAILURE TO TAKE ACTION specified in the letter dated 11/08/2022.

Pursuant to Article XI entitled "Hearings and Appeals," you are hereby notified that you have thirty (30) days after issuance of this written notice to file an appeal. The appeal shall be made in writing and must set forth with particularity all issues to be raised. The notice of appeal shall be submitted to the Allegheny County Health Department, Office of the Director, 542 4th Ave, Pittsburgh, Pennsylvania 15219. In the event that an appeal is not filed within thirty (30) days after issuance of this written notice, the within action shall become final.

Sincerely,

Jamie Sokol  
Operations Manager  
Housing & Community Environment Program

JS:Kd  
Attachment  
cc: Jason Willis, Esquire, ACHD Solicitor  
Otis Pitts, Deputy Director, Food Safety, Housing, and Policy Bureau  
Kim Joyce, Deputy Director, Administration



DEBRA BOGEN, MD, FAAP, FABM, DIRECTOR  
ALLEGHENY COUNTY HEALTH DEPARTMENT  
HOUSING & COMMUNITY ENVIRONMENT PROGRAM  
3190 SASSAFRAS WAY (NEAR 32ND ST. AT LIBERTY AVE.)  
PITTSBURGH, PA 15201-1443  
PHONE: 412.350.4046 • FAX: 412.350.2792  
WWW.ALLEGHENYCOUNTY.US/HEALTHDEPARTMENT



Advancing  
public health  
performance

TO R F S Investments Inc  
C/O Hersel Hezghia  
5526 S Soto Street  
VERNON, CA 90058

Re

SR# HCE-20220829-4138

IMPORTANT NOTICE

A letter dated 12/06/2022 has been mailed to you by the Allegheny County Health Department notifying you that a Civil Penalty has been levied by virtue of your failure to take certain action.

If you fail to take action pursuant to said penalty assessment, a judgment may be entered against you in the Court of Common Pleas of Allegheny County. The Sheriff may take your money or other property to pay the judgment any time after the judgment is entered.

YOU ARE WARNED THAT IF YOU FAIL TO CORRECT VIOLATIONS CONTAINED IN SAID LETTER THAT THE ALLEGHENY COUNTY HEALTH DEPARTMENT MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

Allegheny County Health Department  
Housing and Community Environment Program  
3190 Sassafras Way  
Pittsburgh, Pa. 15201

Phone: (412) 350-4046

