

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

Mr. Matthew Lipay  
3310 Alberta Street  
Munhall PA 15120

February 13, 2023

RE : SR# HCE-20221019-5012

Property 5409 MERE STREET  
Address : Pittsburgh, PA 15207  
Census Tract : 33102

Dear Mr. Lipay:

Based on the progress made on our last inspection of the subject property, an extension is being granted to complete repairs. Listed below are all the remaining violations. Please note the new compliance dates for each class.

1 Class 3 Violation(s) Remains.

These Violation(s) are to be corrected by : 03/20/2023

1 Class 4 Violation(s) Remains.

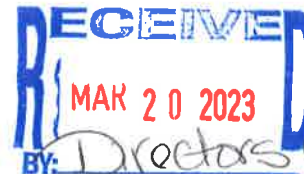
These Violation(s) are to be corrected by : 03/20/2023

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, please call me at (412)350-4046.

Sincerely,

Faon Conley  
Environmental Health Specialist  
FC:Sb  
Attachment  
cc: Tenant



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



# Allegheny County Health Department

## Inspection Report - Complaint Housing

SR#: HCE-20221019-5012

Owner Violations

Property Address : **5409 Mere Street , Pittsburgh 15207**

Inspection # 6      Census Tract : 33102      Property Type : (Multi-Family 0 Units)

Inspector : Faon Conley      Inspection Date : February 8, 2023      Time : 11:00

**Contacts:**

Mr. MATTHEW LIPAY      Owner  
3316 Alberta Street  
Homestead , PA 15120

Ms CHRYSTINE HORVWALT      Tenant  
5409 Mere Street  
Pittsburgh , PA 15207

(412) 414-7120

Mr. MATTHEW LIPAY      Owner  
5407 Mere Street  
Pittsburgh , PA 15207

Mr. MATTHEW LIPAY      Owner  
3310 Alberta Street  
Munhall , PA 15120

(412) 425-2844

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

**1st Floor**

**Dining Room**

Section 622      032 (O)(D)      Class 3

Location :      Ceiling

Violation :      Hole(s) in ceiling.

Remedy :      Repair.

Violation Status : **Remains**

**2nd Floor**

**Bedroom**

Section 622      031 (O)(D)      Class 4

Location :      Front

Violation :      Cracked or bubbled ceiling plaster.

Remedy :      Repair.

Violation Status : **Remains**

Comments : Master BR has a few cracks in the ceiling, going from one side of the room to the other.

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

All Violations Verified by the Inspector :



To Whom It May Concern,  
I'd like to appeal the Class 3 and  
Class 4 violations concerning 5409 Mere St  
Pgh 15207. Census Tract: 33102

Ms. Horvwalt was served an eviction notice  
last June 2022. She refuses to vacate and  
is not paying rent. She is looking for excuses  
not to pay. Court ordered her to put  
rent money in escrow which she hasn't  
done. She is also running up the water  
and sewage bills that I seem to be  
responsible for. According to the monthly  
lease she is supposed to pay all utilities.

I lost my job because of pandemic. I  
depend on the rental money to pay the  
mortgage on that property. I am struggling.  
I got the new furnace that was not  
working. These other violations seem  
minor but I will have them taken care  
of soon.

Thank You,  
Matthew Dwyer