

On Fri, Feb 21, 2025 at 12:34 PM Roberts, Larry <[Larry.Roberts@greensboro-nc.gov](mailto:Larry.Roberts@greensboro-nc.gov)> wrote:

Total as of 1/31/25 \$21420 with a total of 13 properties and with an approved reduction of \$500 each property total owed is \$6500. Attached is the reduction letter that is sent out for each property brought into compliance.

Also attached is the OTR that states in 5th paragraph

Any owner failing to comply with an Order to Repair, Alter or Improve a building or permitting re-occupancy of

an unfit structure, shall be subject to a CIVIL PENALTY OF Two Hundred Dollars (\$200.00) for the first day

and Ten Dollars (\$10.00) PER DAY every day thereafter until the structure(s) complies(comply) with the

Minimum Housing Code. If a person fails to pay the civil penalty within ten (10) days after being notified, the

City may seek to recover the penalty together with all costs by causing the filing of a civil action in the

General Court of Justice in the nature of a suit to collect debt.

Inspector Notes: Feb 2025 – I was able to close the majority of the cases, and civil penalties have ceased. Tenants have provided positive feedback, noting that the maintenance staff is now responsive, the property manager is easily reachable, and the office is consistently open. The property manager promptly provides invoices and contractor license numbers when requested. I receive weekly updates from both the owner and the property manager. Additionally, a case that I was supposed to attend in court was settled outside of court, with a favorable outcome for the tenant. The owner has started issuing favorable settlements for tenants with open legal cases. Significant progress has been made to prevent further issues, and based on tenant feedback, the owner is following through on his promises.

From where this case began to where we are now, the turnaround has been successful. The owner and his new team continue to be proactive, and since the original 17 housing complaints, I have not received any new complaints. Solid Waste and the Water Department have confirmed that while the owner still owes a substantial balance, regular payments have been made to reduce these debts.

**Larry Roberts, Chief of Compliance**

Code Compliance

City of Greensboro

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