

COUNTY OF



ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE

November 8, 2019

VIA INTER-OFFICE MAIL AND EMAIL

Max Slater, Esq.
Administrative Hearing Officer
Allegheny Co. Health Dept.
542 Fourth Avenue
Pittsburgh, PA 15219

RE: 215 Lelia Street Appeal.

Dear Hearing Officer Slater:

The Allegheny County Health Department (“ACHD”) takes this opportunity to respond to the November 6, 2019 letter submitted by Ralph A. Falbo, Inc. First, the ACHD’s records show that the ACHD discussed the violations with Deanna Parker of Ralph A. Falbo, Inc. on July 26, 2019 and again on September 26, 2019. The documentation of these conversations are attached as Exhibits “A” and “B”, respectively. Thus, Ms. Parker’s claim that she filed the October 16, 2019 appeal as soon as she was made aware of the violations is categorically false. Second, whether the responsible party is permanently on-site is not relevant for addressing violations and remaining in compliance with the ACHD Rules and Regulations Article VI, “Housing and Community Environment”. For these reasons and in conjunction with the ACHD’s letter to this tribunal dated October 21, 2019, the ACHD reiterates its motion to dismiss the appeal filed by Ralph A. Falbo, Inc. on October 16, 2019 for being untimely pursuant to ACHD Rules and Regulations Article XI, “Hearings and Appeals”, § 1104.A. If you have any questions, I can be reached at 412-578-2653.

Sincerely,

Vijyalakshmi Patel
ACHD Assistant Solicitor

Enclosures

cc: David Namey, Housing Program Manager (via email)
Deanna Parker, Appellant (via email)



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History Report

SR # HCE-20190221-2123

Old SR #

215 LELIA STREET #314

Pittsburgh, PA, 15211

CT: 31915

Event Description :

MEMO TO FILE

Event Date :

07/26/2019

Memo to File July 26,2019

CALLED AND SPOKE WITH DEANNA PARKER, COMPLIANCE OFFICER FOR THE MANAGMENT COMPANY, RALPH FALBO. 412-952-0547. deanna@ralphfalbo.com. WARNED HER OF FORTHCOMING PAW LETTER AND POTENTIAL FOR \$2,500 FINE.

SHE SAID IT COST THE COMPANY \$10,000 TO TREAT THE BUILDING, BUT SOME OTHER UNITS REFUSED AS WELL. THE TENANTS DESTROYED THE LAUNDRY ROOM, SO THE LAUNDRY SERVICE COMPANY REMOVED THE APPLIANCES. SHES ABOUT TO EVICT ALL THE UNDESIRABLE TENANTS IN THE BUILDING, THERES 42 UNITS. TOLD HER SHE'LL HAVE 30 MORE DAYS TO GET THE BEDBUGS ISSUES RESOLVED, AND THAT ACHD HAS RECEIVED MORE COMPLAINTS LATELY FOR ADJOINING UNITS. SHE SAYS THERES NO SPECIFIC PERSONAL OWNER OF JUST-INN TRANSITION INC, THERES BOARD MEMBERS, AND RALPH FALBO INC. MANAGES THEIR AFFAIRS. SHE SAYS JUST-INN TRANSITION RECIEVES MAIL AT THE ADDRESS, THERES AN OFFICE ON THE 1ST FLOOR, BUT HER STAFF (RAPLH FALBO EMPLOYEES) ACT ON THE BEHALF OF THE OWNER.

MOVING FORWARD WITH PAW LETTER, AFTER WE CORRECT SOME CONTACTS.
CZ



History Report

SR # HCE-20190221-2123

Old SR #

215 LELIA STREET #314

Pittsburgh, PA, 15211

CT: 31915

Event Description :

MEMO TO FILE

Event Date :

09/30/2019

Memo to File September 30,2019

Chris Zeiler and I spoke with Deanna Parker of Ralph A Falbo on 9/26/19. She had called wondering why they had been penalized when they thought they were working on the problem. We discussed the history of the property- 17 SRs since 2014 all alleging bedbugs and that we currently have 9 open cases from tenant also alleging bedbugs which is 20-25% of the 42 unit building. She claims they have been spraying, but the only documentation we have is from individual units being treated - two reports for 314 and one for 316. She claims that the building has been sprayed in its entirety 3 times since April. We asked her to send the documentation. I also let her know that would likely not be anywhere near enough treatment to take care of the issue- the problem has only gotten worse since then- the infestation has only gotten worse since Liz's initial inspection on this SR. We also asked if she is working with the people who were unable to properly prep- it is a mainly MH/MR population. We suggested talking to their caseworkers to see if they can help with prep. We also asked if she has taken any legal action against bad acting tenants who may be perpetuating the problem, and she claims she had. We also asked her to send that documentation. I also asked her what the pest control company did in the units where people hadn't prepped- she claimed that they still did the spraying, which is a direct contradiction of the marching orders/activities that the Erlich technician told Liz he had been performing on the day that she happened to see them at the property. They said they did not treat the unprepped units.

We told Deanna we would have to see much more effort on their part to get the situation corrected or they would be seeing escalating enforcement. She claims they cannot afford the penalty, that they have spent upwards of \$10000 on treatment, but we have absolutely no evidence of that.

She also claims that the former property manager used to live at the property, was infested with bedbugs himself, and did nothing about it. He passed back in April and that is when she took over.

LIH 9/30/19

