

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

October 21, 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:

On September 5, 2019, the Allegheny County Health Department (“ACHD”) ordered Just-Inn Transition, Inc. to correct violations of the ACHD’s Rules and Regulation Article VI, “Housing and Community Environment”, observed at 215 Lelia Street, Pittsburgh, PA 15211. Violations observed included a missing coverplate on an electrical outlet and bedbug infestation. On October 16, 2019, Deanna Parker of Ralph A. Falbo, Inc. filed an appeal and alleged, among other claims, that the bedbug infestation was being addressed.

Pursuant to ACHD Rules and Regulations Article XI, “Hearings and Appeals”, § 1104.A, a notice of appeal is timely if filed within 30 days after the date of issuance of the ACHD’s action. In this case, the date of action was September 5, 2019 and the appeal was filed on October 16, 2019, more than 30 days later. Thus, as the appeal is untimely, the ACHD requests that the appeal be dismissed. 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)



KAREN HACKER, MD, MPH, DIRECTOR  
**ALLEGHENY COUNTY HEALTH DEPARTMENT**  
542 FOURTH AVENUE • PITTSBURGH, PA 15219  
PHONE (412) 687-ACHD (2243) • FAX (412) 578-8325 • WWW.ACHD.NET

COUNTY OF



ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE

Just-Inn Transition Inc  
C/O Barbara Oku  
215 Lelia Street  
Pittsburgh PA 15211

September 5, 2019

RE : SR# HCE-20190726-4320

Property 215 LELIA STREET APT. 219  
Address : Pittsburgh, PA 15211  
Census Tract : 31915

Dear Sir/Madam:

An inspection of the property listed above was conducted on 08/26/2019 by Elizabeth Godusky. The following violations of Article VI, "Housing and Community Environment," were verified at that time. Attached is an inspection report listing these violations.

2 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 10/10/2019 .

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.

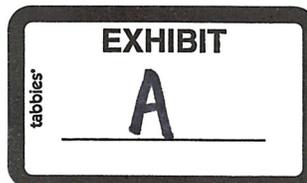
Pursuant to Article XI entitled "Hearings and Appeals," you are hereby notified that you have thirty (30) days after issuance of this written notice to file an appeal. The appeal shall be made in writing and must set forth with particularity all issues to be raised. The notice of appeal shall be submitted 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,

Elizabeth Godusky  
Environmental Health Specialist I  
EG:Kd  
Attachment  
cc: Mr. Ralph A. Falbo, Inc - Mgmnt Co.  
Occupant

M FILE COPY  
SEP 05 2019



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.ACHD.NET



# Allegheny County Health Department

## Inspection Report - Complaint Housing

SR#: HCE-20190726-4320

Owner Violations

Property Address : **215 Lelia Street Apt. 219, Pittsburgh 15211**

Inspection # 1      Census Tract : 31915      Property Type : (N/A 0 Units)

Inspector : Elizabeth Godusky      Inspection Date : August 26, 2019      Time : 09:15

**Contacts:**

Mr. RICHARD JOHNSON      Tenant  
215 Lelia Street Apt. 219  
Pittsburgh , PA 15211  
  
(412) 439-5127

JUST-INN TRANSITION INC      Owner  
C/O Barbara Oku  
215 Lelia Street  
Pittsburgh , PA 15211  
  
(412) 723-2969

RALPH A FALBO, INC      Mgmt Co.  
C/O Deanna Parker  
429 Fourth Avenue  
Pittsburgh , PA 15219

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

**2nd Floor**

**Apartment**

Section 628 A 043 (O)(D)      Class 4

Location : Wall      Violation Status : **First**

Violation : Missing coverplate(s) on electrical convenience outlet(s).

Remedy : Provide coverplate(s).

Comments : COVERPLATE MISSING FROM OUTLET ON LEFT WALL NEAR WINDOW.  
PROVIDE.

**2nd Floor**

**Apartment**

Section 652 010 (O)(D)      Class 4

Location : Interior      Violation Status : **First**

Violation : Stinging or biting insect infestation.

Remedy : Exterminate using licensed pesticide treatment person/company.

Comments : DEAD BEDBUGS FOUND BOTH IN APARTMENT THROUGHOUT AND IN HALLWAY  
ON THE SECOND FLOOR. EXTERMINATE.

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

Property Address : **215 Lelia Street Apt. 219, Pittsburgh 15211**

Inspection # 1          Census Tract : 31915          Property Type : (N/A 0 Units)

Inspector : Elizabeth Godusky          Inspection Date : August 26, 2019          Time : 09:15

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**All Violations Verified by the Inspector :**