



ENVIRONMENTAL CITATION(S) AND ORDER

MAYOR AND CITY COUNCIL OF BALTIMORE, PETITIONER VS.:

BETHEL BROADWAY ACQUISITION, LLC
650 S EXETER ST STE 1095
BALTIMORE, MD 21202-0000

Location of Violation:

Address: 718-722 S BROADWAY
Block: 1811 Lot: 010

VIOLATION

Respondent is charged with violation(s) of the following law(s) or regulation(s):

1. Citation# : 57814543

Amount of Fine: **\$1,000.00**

Article: 13 Section: 5-4

Subject to Lien: Yes

Violation: Failed to obtain license from the Commissioner of Housing and Community Development to rent or offer to rent a rental dwelling.

Location: FRONT of 718-722 S BROADWAY , a residential-multi family.

Date of Offense: February 13, 2026 01:32 PM

Abatement Date: **March 05, 2026**

Details of Violation: PROPERTY OCCUPIED BY TENANT(S) WITHOUT OBTAINING A RENTAL LICENSE.

Pursuant to Article 13, Section 5-4(c), of the Baltimore City Code, this is notice that your rental dwelling is being rented without a license. You are required to post notice of "Rental Without a License" in an area accessible to all occupants. Information on the required contents of the notice can be found in Baltimore City Code, Article 13, Section 5-4(c)(2), and a sample version of the notice can be found online at <https://bit.ly/LicensePublicNotice>. The notice must remain posted for 90 days or until a new rental license is approved. Failure to post the notice as required is a violation of the City Code and subject to citation and penalty.

FINE(S) DUE DATE

Respondent must pay the fine(s) as stated above by **Due Date of: March 25, 2026** or request a hearing by following instructions on this citation, or be subject to a default penalty which triples the fine amount.

ABATEMENT ORDER

Ongoing violation must be corrected by **Abatement Date** to avoid additional citations and enforcement actions authorized by law.

ENVIRONMENTAL CITATION(S) AND ORDER

I solemnly affirm under penalty of perjury that the contents of this citation are true to the best of my knowledge, information and belief.

Officer: Michael Aquavella, ID#:547 , DHCD Inspector

WARNING

Respondent will be held in default if the Respondent: (1) neither pays the fine on or before the Due Date, nor requests a hearing pursuant to the instructions on this citation; or (2) having requested a hearing, fails to appear on the Date of Appearance. Default penalties will be assessed at 50% of the fine, added every 30 days, until it is double the fine or \$1000. Whichever is lesser.

The default will be considered an admission of liability and the Respondent will be subject to the maximum penalties by law, including, but not limited to a \$1,000 civil fine.

NOTICE TO RESPONDENT

1. Repeat Offenders-Fines will be doubled if within 12 months of this Citation, the Respondent was imposed a penalty, or prepaid a Citation, for violation of the same provision.
2. Please note that the payment of the fine does not relieve the Respondent of the obligation to abate/correct ongoing violations.
3. The issuance of this Citation does not preclude pursuit of any other remedy or enforcement action authorized by law, including additional citations.

INSTRUCTIONS FOR PAYMENT OF FINES

1. Payment must be received on or before the Due Date indicated on this Citation. Acceptable methods of payment include cash, certified checks, cashier's check, personal checks, or money orders payable to "**Director of Finance**". Clearly print each Citation number on your check or money order. The City also provides VitaCheck payment system, which utilizes American Express and VISA/Master/Discover Credit Cards for in office payments. There is a VitaCheck fee for this service, in addition to any credit card cash advance fee. VitaCheck payments can be made online at, <https://pay.baltimorecity.gov/ecb/>.
2. Mail or hand-deliver checks & money orders, or hand-deliver cash, to either address listed on the "**Return Form**".
3. **Always include "Return Form" with payment.**
4. CASHIER HOURS for the Collection Division and the Environmental Control Board are Monday through Friday, 8:30 a.m. to 3:30 p.m.
5. It has been our experience that viewing photographs of the cited offenses assist individuals in understanding why the citation was issued. To view images of the items cited on this citation visit https://cels.baltimorehousing.org/Search_On_Map.aspx
6. After reviewing the photos if you believe an error occurred in issuing this citation please email DHCD at HousingCitations@baltimorecity.gov or call 410-396-4170.



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Every effort is made to have photos available within 48 hours of the issuance of the citation; unfortunately this is not always possible. If the photos are not available at this time please revisit the site in a day or two. Not all violations result in photographs being taken. Photos are stored for approximately 120 days from the date of issuance.

Individuals receiving a citation must pay the fines or request a hearing by the appropriate due date as instructed on this citation. The content on our website, images or lack of images do not in anyway waive an individual's responsibility to comply with a citation.



ENVIRONMENTAL CITATION(S) AND ORDER

Return Form

MCC. v. BETHEL BROADWAY ACQUISITION, LLC

FOR PAYMENT ONLY: Collection Division, Environmental Code Citations, Municipal Building Lobby, 200 Holiday Street, Baltimore, Maryland 21202 or pay online at <https://pay.baltimorecity.gov/ecbhearing>.

ECB LOCATION: Environmental Control Board, One South Street, Suite 800, Baltimore, MD 21202. For questions regarding the hearing call the Environmental Control board at 410-396-6909 or email ecbhearingrequest@baltimorecity.gov

OFFICER: Michael Aquavella, ID#:547, DHCD Inspector

This Environmental citation has been mailed to you by certified and regular mail. **TO PAY OR REQUEST A HEARING, GO TO [PAY.BALTIMORECITY.GOV/ECBHEARING](https://pay.baltimorecity.gov/ecbhearing).** If you do not wish to pay online, follow directions on prior page for payment of fines. If you do not wish to submit the hearing request online, complete the form as instructed below.

TO REQUEST A HEARING

1. Select the citation(s) you wish to request a hearing on by checking the appropriate box.

☐ Citation Number: 57814543, Amount of Fine: \$1,000.00

2. Check the box below and provide your signature on the appropriate line.
3. Send your Return Form by certified mail to the Environmental Control Board, by PDF attachment to ecbhearingrequest@baltimorecity.gov, or fax to 410-396-6876.
4. Your Return Form must be received at least five days before the Due Date of **March 25, 2026** or the right to a hearing is lost.

☐ I request a hearing. _____ Date: _____
Signature

☐ I request an interpreter. List language required: _____

Until further notice, all hearings will be held remotely. Please complete the following section:
Clearly print, if requesting a hearing, your email address, street address and daytime phone number.

Email address: _____ Daytime phone : _____

Mailing address (Street, City, State, Zip): _____

Can you attend your hearing by video-conferencing?

(You must have a smartphone or a computer with a camera and microphone.)

☐ Yes, I can attend by video.



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☐ No, I cannot attend by video.



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MAYOR AND CITY COUNCIL OF BALTIMORE, PETITIONER VS.:

BETHEL BROADWAY ACQUISITION, LLC
25 S CHARLES ST STE 2015
S/O ANASTASIA THOMAS NARDANGELI (R/A)
BALTIMORE, MD 21201

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