

RE: Rodent Infestation and Failure of Property Management to Take Corrective Action
Property: 3004 Saint Paul Street, Baltimore, MD

To Baltimore City Housing Code Enforcement:

I am submitting this statement in support of a formal complaint regarding an ongoing rodent infestation at **3004 Saint Paul Street, Baltimore, Maryland.**

The property is managed by:

Masterpiece Management

Phone: (410) 929-2764

Contact: Melody Fairchile

Email: Melody@masterpiecemgt.com

Property management was **notified of the rodent problem weeks ago**. Despite having ample notice of the condition, Masterpiece Management has **refused or failed to take appropriate action to correct the infestation.**

The lease contract does state that the tenants are responsible for infestation caused by the tenants, however Baltimore's code requires the interior of buildings to be kept free of rodent and other pest infestation by rat-proofing/building entry points. The rodent entry points are the clear responsibility of the landlord – not the tenants. This is the key point of the 311 submission.

The rodent problem remains ongoing and unresolved. The tenant has made management aware of the problem and has requested that it be addressed, but management has not provided an adequate remedy.

This is not simply a request for routine pest control. We are concerned about the **health and habitability of the residence and the failure to identify and correct the conditions that are allowing rodents to enter the property.**

We respectfully request that Baltimore City Housing Code Enforcement:

1. **Inspect the property and affected dwelling unit for evidence of rodent infestation.**
2. **Inspect the building for holes, openings, structural deficiencies, or other conditions allowing rodents to enter the property.**
3. **Determine whether the property is in compliance with applicable Baltimore City housing and sanitation requirements.**
4. **Issue any appropriate citations, violation notices, or corrective orders necessary to require the property owner/management company to remediate the infestation and prevent rodents from re-entering the building.**

The tenant is prepared to provide photographs, videos, communications with property management, and any other documentation requested by the inspector.

Because management has already been aware of this problem for more than a month without adequately addressing it, we respectfully request that the City **schedule an inspection as soon as possible**.

Thank you for your assistance in ensuring that this rental property provides a safe and habitable living environment. Below are images of the infestation.

