



From: **Leslie Wilson** >

To: **Legal DHCD** >

Cc: **Ms. Yoko Robinson Ass**
dhcd.mpia@baltimorecity.gc

Today at 8:15 AM



Request for Legal Review – DHCD Fire/Safety Inspection of Unit 17 and Notice/Inspection October 8, 2026 Concerns-

Good morning DHCD Legal Department,

Please forward this message to Inspector Mr. Bull, Supervisor, for his review and response.

**RE: 231 East North Avenue – Unit 17
Fire/Safety Inspection – Inspection Initially
Identified as Random, Subsequently
Clarified as Specifically Targeting Unit 17**

I am writing to formally document my concerns regarding the upcoming DHCD fire/safety inspection scheduled for **October 8, 2026. between 10:00 AM and 12:00 PM.** and

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notice, and response inspection.

2026, between 10:00 AM and 12:00 PM, and to request clarification regarding the basis, notice, and scope of this inspection.

On **October 2, 2026**, Goddard Properties Leasing informed me in writing that the inspection originally described as a random inspection did **not** previously apply to my unit, but that it had now been specifically changed to apply to **Unit 17**.

On **October 6, 2026**, I also received a telephone call from **Mr. Bull**, during which this inspection was discussed.

The change from a purportedly random inspection to an inspection specifically directed at my unit is concerning, particularly in light of my history with the property, my prior complaints concerning housing conditions, and the ongoing issues involving the property's management.

Prior DHCD Notice Regarding Priority Inspections

A DHCD notice was posted at the property on or about **Wednesday, January 28, 2026**, stating that tenants were to receive advance notice of Priority Inspections.



Request for L...



or about **Wednesday, January 28, 2026**, stating that tenants were to receive advance notice of Priority Inspections.

The notice stated, in relevant part:

“DHCD will perform at least two Priority Inspections this year. You must notify all tenants of each Priority Inspection at least 20 days before the inspection date.”

It further stated:

“The property owner or operator must notify all tenants at least 20 days before a Priority Inspection.”

The notice also instructed tenants to call [311](#) to submit an anonymous request for a DHCD inspector to inspect their unit as part of the scheduled Priority Inspection.

I am therefore requesting clarification as to how the October 8 inspection of **my specific unit** was converted from a previously described random inspection into a unit-specific inspection, and whether the required notice requirements were satisfied.

October 2, 2026 Written Confirmation

For clarity, on **October 2, 2026**, at

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communication:



October 2, 2026 Written Confirmation

For clarity, on **October 2, 2026**, at **approximately 5:25 PM**, Goddard Properties Leasing sent me the following written communication:

“Hello,

This email serves as official confirmation of the upcoming inspection scheduled for October 8, 2026, between 10:00 AM and 12:00 PM.

Please note that the previous inspection notice did not apply to your unit; however, this inspection does apply to your unit, and access is required. The purpose of this inspection is to assess the current condition of the unit.”

This written communication is important because it expressly states that the **previous inspection notice did not apply to my unit**, while simultaneously stating that the October 8 inspection does apply specifically to my unit.

I received this specific notification only on **October 2**, six days before the scheduled inspection.



Prior Violations and Conditions at the Property

I also need to address statements made concerning violations at this property.

I was informed that I was supposedly the only tenant associated with violations. I dispute that characterization. There have been reported, as well as potentially unreported, housing-condition issues throughout the property.

I have concerns that some tenants may be reluctant to report conditions because of alleged intimidation, harassment, retaliation, disorderly conduct, and other conduct involving property management.

I am particularly concerned about whether DHCD is receiving a complete and accurate picture of the conditions throughout the property.

The property is associated with **231 East North Avenue LLC / JBZ Management / Goddard Properties**. I have also raised concerns regarding the property's rental licensing history, including the period during which the property operated without a required Multiple Family Dwelling (MFD) rental license, as collected.

 **Request for L...**  
Goddard Properties. I have also raised concerns regarding the property's rental licensing history, including the period during which the property operated without a required **Multi-Family Dwelling (MFD) rental license**, while rent continued to be collected.

I respectfully request that DHCD independently verify the property's licensing and inspection history rather than relying solely upon representations made by the property owner or management.

My Rental Payment History and September 23, 2026 Dismissal

I also want to correct any suggestion that I have failed to meet my rental obligations.

I have occupied **Unit 17 since receiving my keys on August 13, 2020**, and I have consistently paid my required tenant rent on time, generally on or around the third day of each month.

The landlord recently pursued a **failure-to-pay-rent case** against me. That case was **dismissed by the Baltimore City District Court on September 23, 2026**.

I dispute the underlying allegation that I failed to pay my rent on time, and that my rental payment history reflects that I have consistently complied with my tenant



 Request for L...
Dismissed by the Baltimore City District
Court on September 23, 2026.

I dispute the underlying allegation that I failed to pay rent and maintain that my rental-payment history demonstrates that I have consistently complied with my tenant obligations.

Accordingly, I ask that DHCD not allow any characterization by the property owner or management concerning alleged rental arrears to be used to prejudice or influence the handling of my housing-condition complaints.

Notice Number 2639757A

Mr. Bull, your name is referenced in connection with the following DHCD violation:

Notice Number: 2639757A

**FRONT ROOM UNIT #14 –
INOPERATIVE HEAT/AC UNIT**

During this period, rainwater was entering both Unit 14 and my Unit 17. My HVAC system was also not functioning properly, along with other conditions that I have previously reported.

I am requesting that DHCD review the

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reported.

I am requesting that DHCD review the complete inspection history associated with this notice and determine whether the conditions identified were properly investigated and addressed throughout the property.

I am also concerned because, during a period when my unit was experiencing housing-condition issues, **Jacob Benzaquen came to my door concerning non-renewal of my tenancy.**

I believe the timing and circumstances warrant careful review.

Request for Legal and Supervisory Review

Because the inspection was initially presented as random but was subsequently identified specifically as an inspection of my unit, I respectfully request that DHCD Legal and Mr. Bull clarify:

- 1. Who requested or initiated the inspection of Unit 17?**
- 2. When was the decision made to specifically inspect Unit 17?**



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17?

4. Was Unit 17 selected through the same random-selection process represented in the original notice?
5. If not, **what authority or criteria resulted in Unit 17 being specifically selected?**
6. Was DHCD provided information or a complaint specifically concerning Unit 17?
7. If so, **what was the date and nature of that referral or complaint?**
8. Was the property owner/manager involved in requesting or identifying Unit 17 for inspection?
9. What notice requirements apply when a previously announced random or Priority Inspection is subsequently converted into a unit-specific inspection?
10. Please provide or identify the applicable DHCD policy, regulation, or procedure governing this circumstance.

I am **not refusing lawful entry or a lawful DHCD inspection**. I am requesting transparency regarding the reason my unit was specifically selected and the procedural requirements applicable to that inspection.



I am **not** refusing lawful entry or a lawful **DHCD inspection**. I am requesting transparency regarding the reason my unit was specifically selected and the procedural requirements applicable to that inspection.

I also request that DHCD preserve all records concerning this inspection, including inspection referrals, internal notes, emails, telephone-call records, photographs, complaints, work orders, prior inspection reports, violation notices, and communications between DHCD and the property owner or its agents concerning **Unit 17**.

Given the history of this property and the concerns I have raised regarding retaliation and harassment, I respectfully request that this matter be handled objectively and independently of the property owner's representations.

I am asking DHCD to investigate the **conditions throughout the property**, rather than treating Unit 17 in isolation, so that tenants who may be reluctant to report conditions are not overlooked.

Thank you for your attention to this matter.

Please confirm receipt of this correspondence

at    the appropriate 
DHCD legal or supervisory contact for further



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Request for L...



tenants who may be reluctant to report
conditions are not overlooked.

Thank you for your attention to this matter.
Please confirm receipt of this correspondence
and advise me regarding the appropriate
DHCD legal or supervisory contact for further
documentation.

Attachments



Tap to Download
DHCD Legal Department for Mr
Bull inspection Supervisor...
6.3 MB

Kind regards,

Leslie Wilson

Unit 17

231 East North Avenue

Baltimore, Maryland

410-259-9883

Sent from my iPhone

