

From: [Joanna Zimny](#)
To: [Lifeng Geng](#)
Cc: bustadster@gmail.com; [Mai Vang](#)
Subject: RE: stolen cookware
Date: Friday, April 19, 2024 9:01:00 AM
Attachments: [image001.png](#)

None of these items have any pertinence to the matter before the City. You two need to seek legal representation and advice.

Stolen cookware and recordings taken of a person swearing have no effect on the safety & habitability of the property. Please stop sending me these things, as I said before the City is **not a party to any private agreement** nor will it **enforce any part of such agreement**.

Joanna



Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov



Please consider the environment before printing this email

From: Lifeng Geng <lifeng.geng@gmail.com>
Sent: Friday, April 19, 2024 8:46 AM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: Fwd: stolen cookware

Think Before You Click: This email originated **outside** our organization.

Please also file the following messages

----- Forwarded message -----

From: **Lifeng Geng** <lifeng.geng@gmail.com>
Date: Thu, Apr 18, 2024, 8:43 PM
Subject: Re: stolen cookware
To: Dave Bustad <bustadster@gmail.com>

I only took my stuff, won't even touch your dirty stuff even if you offer to me

On Thu, Apr 18, 2024, 8:42 PM Lifeng Geng <lifeng.geng@gmail.com> wrote:

Interesting, guess you forgot. Those are mine

Sent from HUAWEI Mate 10 Pro

----- Original message -----

From: Dave Bustad <bustadster@gmail.com>

Date: Thu, Apr 18, 2024, 8:39 PM

To: Lifeng Geng <lifeng.geng@gmail.com>

Subject: stolen cookware

I am informing the police that you have stolen my pots and pans. This is incredibly low of you mr lee and I'm honestly agast at how low you are stooping in attempts to spite me as a tennatnt that you would literally steal from me by taking all of my pots and pans so i cannot cook myself food.

From: [Joanna Zimny](#)
To: lifeng.geng@gmail.com
Cc: [Leanna Shaff](#); [Chute, Daryl \(CI-StPaul\)](#); bustadster@gmail.com; [Mai Vang](#)
Subject: re: 1194 Maryland Ave E.Bustad Ltr.4-18-24
Date: Friday, April 19, 2024 7:51:00 AM
Attachments: [image001.png](#)
[Notice to Termination of Roommate Agreement and to Vacate.pdf](#)

Good morning,

As indicated in my original email, whatever private contractual agreement between you and Mr. Bustad is just that, a private contractual agreement between you to which the City has no part of. The City cares about legal occupancy, legal use and safety of the space, and violations therein. This applies whether or not Mr. Bustad, or any other tenant, occupies the space. I will certainly add your email + the attached documents to the record for review by the Hearing Officer. **Please confirm the best number to reach you for the hearing next Tuesday April 23 as indicated in my letter.**

Should you choose not to have yourself or a representative available to do another inspection (to note, you failed to do so on 3 previous occasions at which you were given notice—letters were sent January 10, February 2, and March 4, 2024 and the revocation letter was sent April 1, 2024.) The Department will be moving forward with next steps of enforcement, however they choose to do that. After revocation of your Fire Certificate of Occupancy (for the legal upstairs unit) and possible condemnation of the basement, can include referral to the [Vacant Building program and the subsequent requirements and fees](#).

Thank you,
Joanna Zimny (not Jonna Zimmy)



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From: Lifeng Geng <lifeng.geng@gmail.com>
Sent: Thursday, April 18, 2024 5:36 PM
To: Joanna Zimny <joanna.zimny@ci.stpaul.mn.us>
Subject: Re: 1194 Maryland Ave E.Bustad Ltr.4-18-24

Think Before You Click: This email originated **outside** our organization.

Good afternoon Ms. Jonna Zimmy:

Just saw your message. First of all, please allow me to clarify - I am not David Bustad's landlord and he is not my tenant.

As a person live in the basement of 1194 Maryland Ave. I and Dave Bustad signed a Roommate Agreement, which was terminated as of April 17 because of the violation of the Roommate Agreement on Dave Bustad's part.

From your attached document, I just learnt that there will be an inspection tomorrow. I have not received prior notice about this inspection. Do I need to be there? Since I have not been notified about this inspection in advance, I have already had a meeting scheduled tomorrow from 10:00am-12:00pm and therefore could not be there at the inspection.

However, I will schedule a time for the hearing which is scheduled on April 23. Since it is scheduled as a hearing on the phone, which phone number should I call to attend the hearing?

Thanks,

Lifeng Geng

On Thu, Apr 18, 2024 at 2:21 PM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

Good afternoon,

Attached please find a letter regarding the above matter.

As mentioned [Southern Minnesota Regional Legal Services](#) may be a good resource should you qualify.

The Attorney General also has a [Landlords and Tenants: Rights and Responsibilities handbook](#) online that we often refer people to.

[MN judicial branch](#) also has a FAQ that may be helpful. [LawhelpMN.org](#) also has information that may be useful.

Please note that this is not legal advice, and your lease is a contractual matter between the landlord and tenant and the City isn't involved in that contract. Additionally, these links are for both landlords and tenants.

Thank you,
Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant

Legislative Hearing Office

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Notice to Termination of Roommate Agreement and to Vacate

Date: April 17, 2024

To: Dave Bustad

You are hereby notified that the roommate agreement signed between you and Lifeng Geng is terminated on the date of April 17, 2024.

You are hereby notified to quit and deliver up on or before one day after your receipt of this notice the basement unit that you occupy as a roommate, to wit:

The entire premises located at: 1194 Maryland Ave
E,

Unit # (if applicable) left basement room (Street Address)

Saint Paul MN 55106
(City) (State) (Zip)

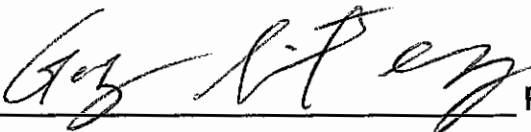
together with all the landlord's appurtenances thereto belonging.

The reason for this notice is:

1. Violation of Roommate Agreement. Despite numerous warnings, you fail to keep the Premises clean and tidy as required by the roommate agreement.
2. non-payment of rent. As of the above date, the amount of your arrearage balance (including late fees) is as follows: TOTAL\$ 3000

If you remain in the above unit on the date specified for termination, we may seek to enforce termination only by bringing a judicial eviction, at which time you may present a defense; you may be required to pay court costs and attorneys fees if it is instituted. If any tender of monies or payments does not comply with the requirements noted above or otherwise cure or excuse the breach as provided by law, any monies paid by you after the date of this notice shall be accepted for use and occupancy only and not for rent, shall not waive this notice or any subsequent eviction, nor shall it create or reinstate any tenancy. You are hereby notified to produce this notice at any court where this case may be heard.

Sincerely,

 Roommate

Phone Number: 651-443 -613

Date: April 17, 2024

From: [Dave Bustad](#)
To: [Joanna Zimny](#)
Subject: Re: 1194 Maryland Ave E.Bustad Ltr.4-18-24
Date: Friday, April 19, 2024 8:03:14 AM
Attachments: [image001.png](#)

Think Before You Click: This email originated **outside** our organization.

congratulations mr lee i have told you repeatedly about this hearing that you have proceeded to tell me that i am a "lying piece of shit"

On Fri, Apr 19, 2024 at 7:52 AM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

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Joanna Zimny (not Jonna Zimmy)

Joanna Zimny

Legislative Hearing Executive Assistant
Legislative Hearing Office

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Joanna



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From: [Lifeng Geng](#)
To: [Dave Bustad](#)
Cc: [Joanna Zimny](#)
Subject: Utility panel
Date: Friday, April 19, 2024 8:44:29 AM

Think Before You Click: This email originated **outside** our organization.

Good morning Dave,

Are you meddling with the utility (electric supply) panel downstairs?

The power on upstairs was shot off all the sudden last night and you are the only one in the basement and have access to the utility panel. This posed significant fire and safety hazard to the premise. Don't do it.

Sincerely,

Lee

From: [Lifeng Geng](#)
To: [Joanna Zimny](#)
Subject: Voice recording
Date: Friday, April 19, 2024 8:54:57 AM
Attachments: [20240419_080439.m4a](#)

Think Before You Click: This email originated **outside** our organization.

Good morning Joanna:

I would appreciate it if you could also file this attachment to the proceedings.

Thanks and have a nice day,

Lifeng Geng

Photos submitted by property owner 4/18/24

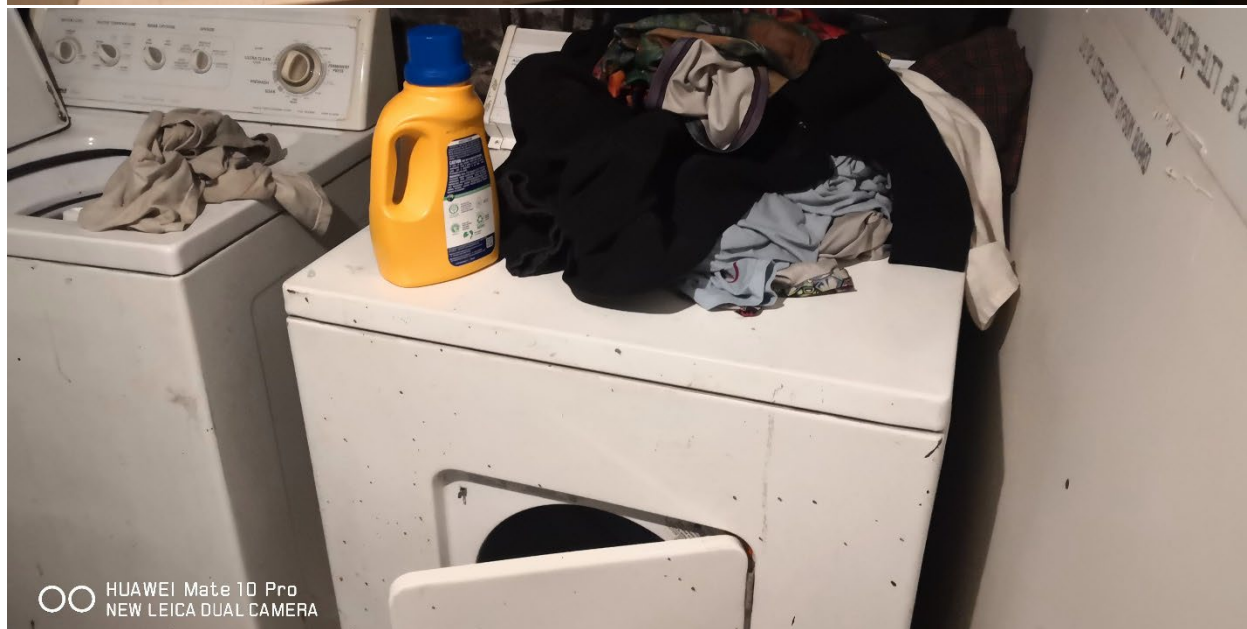








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