

water, stairs, door.....can you help me...landlord retaliating - rec'd notice to vacate in 5 days or eviction

5 messages

XXXXXXXXXXXXXXXXXXXX@gmail.com>

Thu, Sep 29, 2016 at 9:35 AM

To: Jack Wotruba <Jack.Wotruba@wisconsin.gov>

retaliation results from several issues but directly after I contacted Saratoga Building Inspector on Saturday 9/24 re new stairs not to code (and, I learned, built w/o permit) after I fell (attached w/pictures)

I'm 67 in 2 months, invasive breast cancer survivor dealing with recurrence of lymphedema makes walking difficult due to swelling, stiff, numb leg/ankle - my fingernails are turning orange

Have been trying to get landlord to correct/improve water - landlord has known since 5/13, 5/16, 6/17, 6/30, stood in front of array on 7/16 and have done *nothing to correct....really,nothing*

They said they would terminate my lease if water could not be improved (7/3)

They said water quality was 'priority' and would 'schedule' (7/6)

NOTHING done until after my letter of 9/3 - just have Sewer & Drain guy slap a filter on (no testing to see what was wrong with water) to see if it would "[hopefully help](#)" (voicemail from landlord)

I need to reduce printing costs so I can contact the necessary agencies re different repairs not performed. Please see website for '[quick summary of water](#)' issue. A few pictures of current water quality are posted below. [Videos of water 09 19](#). Had tested at Water Quality store (results attached - 2.0 ppm = best; 20+ = worst - 0.3 ppm =gras per epa)

Other issues:

- front steps 32.5" wide
- back door - can't insert key in lock, 1/2" gap between door and floor = insects and rains in to end of kitchen counter - 17"); slam shoulder into door to open from inside ([videos trying to open from in & out](#) - landlord aware since 5/10/16, landlord "looked at doors" 5/26, back-ordered 9/12 after my 9/3 letter)
- [sewage](#) was left on lawn for 18 days (until I sent letter of 9/3 re nonperformance on all issues)
- windows couldn't be opened; now one can't be closed
- deep potholes in gravel road (neighbor complained - fixed a few weeks ago and now recurrence is almost back to same disrepair)

[Now have notice to vacate in 5 days.....I need help.....moved from Minnesota 4/27 and really can't afford to move again as moving business too \(though these situations and resulting problems have made working virtually impossible\)](#)

I honestly cannot wrap my brain around their lack of interest in correcting - at the very least - just the water quality. Maybe landlords need not concern themselves overly with sewage, stairs and doors,etc., in Wisconsin?

If you can't help, please tell me who can or might...or forward this email to them and let me know to whom so follow-up isn't a mystery.

I regret the urgency required as result of their retaliation.

I look forward to hearing from you soon,

XXXXXXXX XXXXXXXX

9551 Hwy 13 S,#6

Wisconsin Rapids (Saratoga), 54494

[xxx-xxx-xxxx](#)



3 attachments

- G Saratoga Bldg Insp - both stairs not to code.pdf 1131K
- J 09 03 five skies - ltr final.pdf 691K
- L Tests done water quality results.pdf 4877K

Wotruba, Jack - DSPS <Jack.Wotruba@wisconsin.gov>
To: XXXXXXXX<XXXXXXXXXXXXX@gmail.com>

Thu, Sep 29, 2016 at 10:20 AM

XXXXXXX,

The issues you are encountering are best handled by the Department of Ag., Trade and Consumer Protection. See link below.

The issues with the stairs are most certainly appear to be a violation of the Wisconsin Uniform Dwelling Code. You should file a complaint with the local building inspector. As you state, the new stair was built without a permit, which means it was probably not inspected for compliance. (No permit = no inspection) If the home you are renting is located in a licensed manufactured home community, the owner/operator of that community is required to provide water to residents as required by the code sections below.

SPS 326.15 Adequacy of water supply. Each manufactured home community operator or manufactured home community contractor shall furnish a continuous and adequate supply of potable water to its manufactured home community occupants.

SPS 326.25 General requirement. A manufactured home community contractor and a manufactured home community operator that provides water service or sewer service, or both, to the occupants of their manufactured home community shall furnish reasonably adequate service and facilities as required by this subchapter

Landlord/Tenant issues are handled by the WI Department of Agriculture - Department of Agriculture, Trade and Consumer Protection: <http://datcp.state.wi.us/>

Jack Wotruba
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The Department offers an e-mail subscription service that provides electronic notification of news and/or notices that may be of interest to you. To sign up for this service, [click here](#).

XXXXXXXXXXXXXXXXXXXXgmail.com>
To: "Wotruba, Jack - DSPS" <Jack.Wotruba@wisconsin.gov>

Thu, Sep 29, 2016 at 10:24 AM

Thank you *very* much for your prompt reply and the info.

Appreciate the link, but don't think I'll bother with an email subscription service to the DATCP; seems a better plan is to get out of Wisconsin as soon as I possibly can.

XXXXXXXX XXXXXXXX
[Quoted text hidden]

XXXXXXXXXXXXXXXXXXXXgmail.com>
To: "Wotruba, Jack - DSPS" <Jack.Wotruba@wisconsin.gov>

Thu, Sep 29, 2016 at 10:28 AM

Quick look at DATCP complaint yields

After receiving your complaint, Consumer Protection will contact you and the business about the complaint; typically **within 14 days** of receiving your complaint. Although we cannot force a business to resolve a complaint, our contact with the company often results in a solution. Because of the volume of complaints we receive, it **may take up to 90 days** to complete the complaint process

I don't think they're up to this challenge.
I have **5 days** to homeless per Patrick Arendt's document of yesterday.