

January 7, 2009

City of Portland
Attn: John, Portland City Inspector
389 Congress Street
Portland, ME 04101

Re: Tammy M. Shaw v. Matthew N. Cobb
Our File No.: 22814-01

Dear John:

I represent Tammy Shaw regarding personal injuries sustained as a result of her landlord's alleged negligence at 534 Cumberland Avenue, Apt. 2B, Portland, Maine. I understand that a report was made regarding various violations in this building, in particular Ms. Shaw's apartment in which she was a tenant from approximately June 2008 until December 2008.

I have an un-liquidated claim against the insurance company for the landlord, and your report may become material evidence for this claim.

Please provide me with a copy of this report for the whole building. If there are any charges associated with copying for administrative expenses, please advise and we will remit payment for same. If there are any questions, please contact me. Thank you for your time and assistance.

Very truly yours,



Michael T. Bigos

MTB/cas

cc: Tammy M. Shaw
439713



FedEx Kinko's
Office and Print Center

CBL 047 A011

Fax Cover Sheet

Date 9/29/08

Number of pages 2 (including cover page)

To:

From:

Name Jon Rioux

Name Mary Cobb

Company Code Enforcement Office
City of Portland Maine

~~Company~~ 5 Moon Drive
Saratoga Springs NY

Telephone _____

Telephone ~~518-583-4616~~

Fax 207-874-8716

518-583-4616

Comments _____

7 90363 00711 1
Fax - Local Send

7 90363 00714 2
Fax - Domestic Send

7 90363 01476 8
DOMESTIC Send Addl Pages

7 90363 00720 3
Fax - International Send

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THOMAS A. DYHRBERG, P.A.
ATTORNEY AT LAW

125 OCEAN STREET
P. O. BOX 2401
SOUTH PORTLAND, MAINE
04116-2401

TELEPHONE
(207) 767-3331
FACSIMILE
(207) 799-8867

July 30, 2008

Ms. Tammy Shaw
534 Cumberland Avenue, Apt 2
Portland, ME 04101

Re: *Landlord/Tenant*

Dear Ms. Shaw:

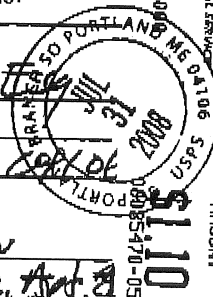
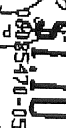
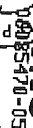
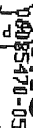
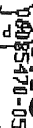
I am enclosing a notice to quit directing you to vacate the above referenced premises no later than August 30, 2008. If you fail to do so, your landlord intends to bring a Forcible Entry and Detainer action against you.

Very truly yours,

Thomas A. Dyhrberg

TAD/cas
Enclosure
cc: Mr. Matthew Cobb

U.S. POSTAL SERVICE		CERTIFICATE OF MAILING	
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER			
Received From:			
<i>Thomas A. Dyhrberg</i>			
<i>125 Ocean Street</i>			
<i>South Portland, ME 04106</i>			
One piece of ordinary mail addressed to:			
<i>Ms. Tammy Shaw</i>			
<i>534 Cumberland Ave, Apt. 2</i>			
<i>Portland, ME 04101</i>			

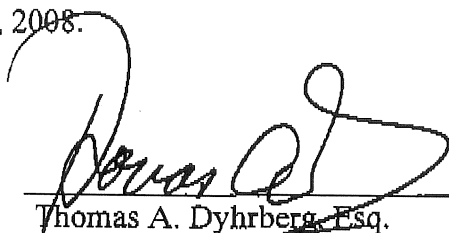






NOTICE TO QUIT

14 M.R.S.A. §6002

To: Tammy Shaw, and all occupants of
534 Cumberland Avenue, Apt. 2
Portland, Maine 04101

You are hereby notified that your tenancy at 534 Cumberland Avenue, Portland, Maine, will be terminated thirty (30) days from the effective date of this notice. The effective date of this notice is August 1, 2008. The last day you will be permitted to occupy the above premises will be August 30, 2008.



Thomas A. Dyhrberg Esq.
Attorney for Matthew Cobb

FAX



To: *Tommy*

Fax Number: *784-7441*

From: *J. Roux*

Fax Number:

Date: *01/16/09*

Regarding:

Total Number Of Pages Including Cover: *10*

Phone Number For Follow-Up:

Comments:

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>



PORTLAND MAINE

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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Jeanie Bourke*

January 12, 2009

COBB MATTHEW N
534 CUMBERLAND AVE
PORTLAND, ME 04101

COPY

CBL: 047 A011001
Located at 534 CUMBERLAND AVE

Mail

Dear COBB MATTHEW N,

A re-inspection at the above-referenced property was made on 01/12/2009.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on the attached report.

This notice is intended to document that you have corrected the specific violations as previously noted. It is not intended to indicate compliance with other City regulations, it also does not imply that the structure or premises is violation free.

Thank you for your cooperation. If you have any questions, feel free to contact me at this office.

Sincerely,

Jon Rioux @ (207) 874-8702
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

Inspection Violations

Owner/Manager COBB MATTHEW N		Inspector Jon Rioux	Inspection Date 9/29/2008
Location 534 CUMBERLAND AVE	CBL 047 A011001	Status Re-Inspect 30 Days	Inspection Type Complaint-Inspection

Code	Int/Ext	Floor	Unit No.	Area	Compliance Date
1) 6-108.b	Interior			Various locations	11/03/2008
Violation: Interior floors, walls, ceilings and doors					
Notes: Patch or repair all through-penetrations; this shall include the entryway opening in the wall					
2) 6-113.5	Interior			Various locations	01/12/2009
Violation: Maintenance of lighting fixtures					
Notes: All interior outlet boxes and loose wiring must be repaired and or replaced by a master electrician in accordance with the electrical code of the city					
3) 6-109.b	Exterior			BackYard	11/03/2008
Violation: Maintenance of shared areas.					
Notes: Remove all rubbish and debris from the back yard					
4) 6-114.	Interior				01/12/2009
Violation: Minimum heating standards.					
Notes: Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities which provide a minimum temperature of at least sixt-eight (68) degrees Fahrenheit, at a distance of three (3) feet above floor level September fifteenth through May fifteenth of each year. Note: Tenant using cooking stove to supplement heat; unable to get accurate Temp. reading.					
5) 6-108.d	Interior		2		01/12/2009
Violation: Stairways, stairwells, stairs and porches.					
Notes: Install and or replace handrails to the stairwell leading to Apt. 2.					

Comments: 09/29/08 Fax received from Landlord (LL) for Notice To Quit directing the tenant vacated from the premises. LL stated she will attempt to make repairs immediately, however needs cooperation from the tenant. JGR.



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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Jeanie Bourke*

January 12, 2009

COBB MATTHEW N
534 CUMBERLAND AVE
PORTLAND, ME 04101

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Located at 534 CUMBERLAND AVE

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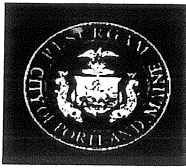
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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Jeanie Bourke*

October 10, 2008

COBB MATTHEW N
534 CUMBERLAND AVE
PORTLAND, ME 04101

COPY

CBL: 047 A011001
Located at 534 CUMBERLAND AVE

Certified Mail 70070710000135792476

Dear COBB MATTHEW N,

An evaluation of the above-referenced property on 09/29/2008 shows that the structure fails to comply with Chapter 6, Article V. of the Code of Ordinances of the City of Portland, The Housing Code. Attached is a list of the violations.

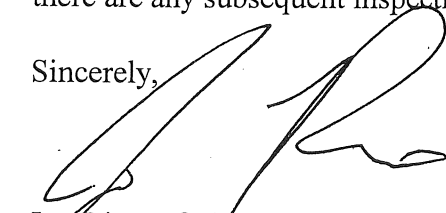
This is a notice of violation pursuant to Section 6-118 of the Code. All referenced violations shall be corrected within 30 days of the date of this notice. A re-inspection of the premises will occur on 11/11/2008 at which time compliance will be required. Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code.

This constitutes an appealable decision pursuant to Section 6-127 of the Code.

Please feel free to contact me if you wish to discuss the matter or have any questions.

Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Sincerely,



Jon Rioux @ (207) 874-8702
Building Inspector

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

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