

## **3200. RENTAL HOUSING LICENSING**

3200.010. PURPOSE AND INTENT: The City Council has concluded that the regulation of the rental practices of single family and multi-tenant residential dwelling units through licensing will thereby promote the health, safety and welfare of the residents of the City, particularly those residents who live in rental properties and neighborhoods surrounding them. The purpose of the Property Licensing Code is to establish minimum standards, and procedures for their enforcement consistent with the right to personal privacy, for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of all rental buildings and properties within the City. The City intends that the Rental Housing Licensing Code be an integral part of the City's program of health, safety, building, and land use regulations.

3200.020. INTERPRETATION: This Code is to be construed liberally in conjunction with the provisions of the City Code to give effect to the policy, purpose, and objectives of this Chapter, but is not to be construed to modify, amend or otherwise alter the provisions of the City Code relating to health, safety, building or land use regulation. It is not the intention of the City to intrude upon the fair accepted contractual relationship between tenant and landlord. The City does not intend to intervene as an advocate of either party, or to act as an arbiter. It is determined that certain conditions within existing buildings, lawful at the time of construction of the building, and not creating a hazardous condition, may not comply with the minimum requirements of this Code. Such conditions are referred to as "built-in deficiencies," and the Code official, in administering this Code, may consider built-in deficiencies as being beyond reasonable correction and accept them as an alternate method of meeting the intent of the Code.

3200.030. DEFINITIONS: The following words and terms when used in this Chapter shall have the following meanings unless the context clearly indicates otherwise:

- (A) Adult - a person eighteen (18) years of age or older.
- (B) Apartment - a community, complex, or building having a common Owner and containing at least one Rental Dwelling Unit.
- (C) Applicant - a person as defined herein, who completes or signs an application for a license to rent real estate individually or on behalf of a business.
- (D) Assisted living – refers to assisted living facilities licensed by the State of Minnesota.
- (E) Business - refers to the business of leasing properties for home occupation purposes.
- (F) City Administrator - the Little Canada City Administrator or his or her designee.
- (G) Dwelling - a building or one or more portions of a building occupied or intended to be occupied for residential purposes.
- (H) Family – The association between two or more of the following relationships: parent, child, sibling, grandparent, grandchild, step-parent, step-child, step-grandparent, or step-grandchild.

- (I) Inspection Record – a Rental Dwelling inspection report conducted by and signed by the City of Little Canada Housing Inspector.
- (J) License Holder - the owner of the property licensed to lease to residents.
- (K) Occupant or Tenant - any person living or sleeping in a Dwelling Unit, or having possession of a space within a Dwelling Unit.
- (L) Operator or Manager - any person who has charge, care or control of a structure or premises that is let or offered for occupancy.
- (M) Owner or Licensee - any person, agent Operator, firm, or corporation having a legal or equitable interest in the property or recorded in the official state, county or City records as holding title to the property or otherwise having control of the property.
- (N) Multiple Family Dwellings - a residential building or complex consisting of four or more units under common ownership.
- (O) Person - one (1) or more natural persons; a partnership, including a limited partnership; a corporation, including a foreign, domestic, or nonprofit corporation; a trust; a political subdivision of the State; or any other business organization.
- (P) Rental Dwelling - any Dwelling used for residential occupancy by one or more Persons who are not the Owner or a member of the Owner’s Family.
- (Q) Rental Housing Appeals Board – one (1) City staff member determined by the City Administrator, one (1) City Council member and one (1) representative from the Ramsey County Sheriff’s Department.
- (R) Rental Inspector - City of Little Canada Code Enforcement/Rental Housing Inspector or as determined by the City Administrator.
- (S) Single Family rental dwelling - a residential building consisting of three units or less under common ownership.

3200.40. LICENSING:

- A. License Required. No person, partnership, business entity, or corporation shall lease any unit upon real property for residential purposes any place in the city without first obtaining a license and paying a license fee. Licenses are required for each unit of a building.
- B. Applications. An application for license shall be made on a form provided by the City. The license application shall contain the following information:
  - 1. Property Owner Information.
    - a. The name, address, and complete information of the Property Owner, if the Property Owner is an individual.
    - b. The name, address and complete information of at least one officer, manager or director, if the Property Owner is a business entity.

2. **Property Contact Information.** For single family residential Dwellings, the license applicant must provide twenty-four (24) hour contact information for one person in any of the following categories. For multiple family residential dwellings, the license applicant must provide twenty-four (24) hour contact information for two people in any of the following categories:
  - a. At least one Owner of the Rental Dwelling or Rental Dwelling Unit;
  - b. At least one person, if different from the Owner, who is responsible for compliance with this and any other Code requirement pertaining to the Rental Dwelling or Rental Dwelling Unit.
  - c. Any of the Owner's agents responsible for management of the Rental Dwelling or Rental Dwelling Unit, such as a property management company and the name and contact information of a person at the property management company.
  - d. Any vendors and all vendees, if the Rental Dwelling or Rental Dwelling Unit is being sold pursuant to a contract for deed.

The City Administrator must be notified in writing of any changes to the name(s) provided on the application.

3. **Number and Type of Units.** The license application must contain the number of units and types of units (condominium, apartment, townhome, etc.) within the Rental Dwelling.
- C. **Changes in Ownership.** A license is non-transferable. If there is a change in the Ownership of the Rental Dwelling or Rental Dwelling Unit, a new license is required.
  - D. **Changes in the Rental Dwelling or Rental Dwelling Unit.** If changes are made in the number or type of units, the Owner shall amend its license.
  - E. **License Term.** Persons wishing to let Rental Dwellings or Rental Dwelling Units must make an application to the City, provide the information required by this Section and pay the applicable license fee, which will be set by City Council resolution. Licenses are valid for a 1-year cycle beginning on October 1 each year. A current licensee who intends to continue letting Rental Dwellings or Rental Dwelling Units shall apply for license renewal before the end of the licensing term.

- F. License Fee. The application fee shall be determined by the City Council from time to time by Resolution, and shall be paid at the time of application. License fees, as set forth by City Council resolution, shall be due prior to the license expiration date; in the cases of new, unlicensed dwellings, license fees shall be due upon issuance of the certificate of occupancy; in the case of initial licensing, license fees shall be due upon application; in the case of licensing periods of less than one (1) year, license fees may not be prorated.

The license fee shall include the initial inspection and one (1) follow-up inspection. A fee, established by City Council ordinance, shall be charged for any reinspections or attempted reinspections required, whether due to the failure of the reinspection, the Rental Housing Inspector's inability to gain access to the dwelling at the time of attempted reinspection, or otherwise, and must be paid before a license will be issued.

- G. Tenant Register. As a condition of the license, the applicant must, as a continuing obligation, maintain a current register of tenants and other persons who have a lawful right to occupancy of Rental Dwellings or Rental Dwelling Units. In its application, the applicant must designate the name of the person or persons who will have possession of the register and must promptly notify the City Administrator of any change in the identity, address or telephone numbers of such person. The register must be available for inspection by City officials at all times.
- H. Crime Free/Drug Free Lease Language. Every new tenant lease as entered into as of the effective date of this ordinance and all leases renewed on or after July 1, 2009, shall contain the following Crime Free/Drug Free and Disorderly Use language or equivalent as approved by the City.

**(1) Crime Free/Drug Free.**

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the premises. "Criminal activity" means prostitution, criminal street gang activity, threatening, intimidating or assaultive behavior, the unlawful discharge of firearms, or any other criminal activity on or near the premises that jeopardizes the health, safety and welfare of the landlord, his agent, other resident, neighbor or other third party, or involving imminent or actual serious property damage. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance or any substance represented to be drugs (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the premises.

3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household.

4. Resident, any member of the resident's household, a guest or other person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any locations, whether on or near the premises or otherwise.

5. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of the violation shall not require a criminal conviction, but shall be determined by a preponderance of the evidence.**

(2) **Disorderly Use.**

1. Resident, members of the resident's household, guests, or other persons under the resident's control shall not engage in the following Disorderly Use activities: violations of state law relating to alcoholic beverages, trespassing or disorderly conduct; and violation of the Little Canada City Code relating to prohibited noise.

2. **THREE DISORDERLY USE VIOLATIONS INVOLVING THE SAME TENANCY WITHIN A CONTINUOUS TWELVE MONTH PERIOD OR FIVE VIOLATIONS WITHIN ANY 36 MONTH PERIOD SHALL BE A SUBSTANTIAL AND MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF THE TENANCY. Unless otherwise provided by law, proof of the violation shall not require a criminal conviction, but shall be determined by a preponderance of the evidence.**

I. Tenant Screening Certification. The applicant for licensure shall execute a statement the Licensee has a screening process the Licensee used during the approval process of each tenant and occupant prior to occupancy to ensure quality tenants are occupying the Rental Dwelling. While it is the intent of this provision to aggressively utilize screening criteria to ensure rental units are not occupied by people with inappropriate criminal or behavioral backgrounds, each property owner shall be responsible for determining how information obtained through this screening process shall be utilized in accordance with State and Federal laws. For Licensees with four or more rental units in the complex to be licensed, tenant screening shall, at a minimum, include the following:

1. A statewide (Minnesota Bureau of Criminal Apprehension) criminal history check of all prospective tenants covering at least three years; the check must be done utilizing the most recent update of the state criminal history files;

2. A statewide criminal history check from the prospective tenant's previous state of residence, if available, if the tenant is moving directly from the previous state;
  3. A criminal history check of any prospective tenant in their previous states of residence, if available, covering the last three years if they have not resided in Minnesota for three years or longer;
  4. A criminal history check of any prospective tenant must be conducted in all seven counties in the Twin City Metropolitan Area (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington) covering at least the last three years, subject to juvenile record restrictions, including all misdemeanor, gross misdemeanor, and felony convictions. A criminal history check shall also be made with the county law enforcement agency containing the jurisdiction where the prospective tenant last resided, if residency was not within the seven-county Twin City Metropolitan Area.
- J. Notification Requirements for Public Hearings. The Owner must, as a continuing obligation of the license, provide written notice to tenants or in the alternative, post the written notice in the lobby or common area of the Rental Dwelling for any public hearing received by the Owner that pertains to the property on which the Rental Dwelling is located or any adjacent rights of way.
- K. Display of License Certificate. The license certificate must be exhibited in a frame with a glass covering in a conspicuous place at or near the entrance, public corridor or hallway to the Rental Dwelling. One license certificate must be displayed for each building. For buildings containing 1-3 Dwelling Units, the certificate must be provided to prospective tenants at the time of lease signing for the subject property. For buildings containing more than three (3) Dwelling Units, the certificate must be displayed in the rental office or other common area accessible to all tenants of the licensed building.
- L. Compliance with Minn. Stat. §211B.20. Owners must comply with the requirements of Minn. Stat. §211B.20 and allow access to candidates who have filed for election to public office and seek admittance to the Rental Dwelling solely for the purpose of campaigning.

#### 3200.045. PENALTIES FOR FAILURE TO OBTAIN A LICENSE.

- A. Fees Doubled. A person or entity found by the City Administrator to be leasing a unit upon rental property without a license from the City must obtain a license before allowing continued occupancy of the rental unit or letting new leases of the rental unit. The application fees for any application made in this circumstance shall be twice those published by the City Council for license applications made under this Chapter.

3200.050. EXEMPTIONS. This Section does not apply to hotels, motels, hospitals, and State-licensed group homes, residential care facilities, assisted living facilities or nursing homes.

3200.055. EXEMPTIONS FROM LICENSING FEE. The license fee does not apply to a rental dwelling that is let to a family member.

3200.060. RESPONSIBILITY FOR ACTS OF MANAGER. Licensees are responsible for the acts or omissions of their Managers as it pertains to the Rental Dwelling.

3200.070. MAINTENANCE STANDARDS.

A. Tenants are responsible for the condition of the Rental Dwelling Unit that they occupy. The Licensee is responsible for the maintenance of the Rental Dwelling Units, and the lot on which the dwelling unit is located. It is ultimately the responsibility of the Licensee to assure that every Rental Dwelling and Rental Dwelling Unit is maintained in compliance with all City Ordinances and state laws. The owner of rental housing must maintain all units, common space and exteriors of such buildings in compliance with the City Code and state and federal laws and regulations. The owner of such rental housing shall perform a periodic assessment of all portions of the building and correct any inadequacies to ensure the building is maintained in good repair. A violation of any of the following laws and Ordinances constitutes a Public Nuisance:

1. Uniform Building Code Applicable to the Rental Property (City Code §301)
2. Parking Regulations (City Code §403)
3. Nuisance Code (City Code §601)
4. Prohibition of Certain Open Fires on Balconies (City Code §602)
5. Solid Waste and Recycling (City Code §809)
6. Exterior Storage (City Code §903)
7. Animal Ordinance (City Code §1100)

B. Interior Inspections. The Building Official, Building or Housing Inspector, Fire Department personnel, law enforcement officers and their respective representatives are authorized to make inspections reasonably necessary to enforce this Section. All authorized inspectors have the authority to enter any Rental Dwelling or Rental Dwelling Unit at all reasonable times. Each Occupant of a Rental Dwelling or Rental Dwelling Unit shall give the Owner, the Owner's agent or authorized City official access to any part of such Rental Dwelling or Rental Dwelling Unit at reasonable times for the purpose of inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this Ordinance. If any Owner, Owner's agent or Occupant of a Rental Dwelling or Rental Dwelling Unit fails or refuses to permit entry to a Rental Dwelling or Rental Dwelling Unit for an inspection pursuant to this Ordinance, the inspector may seek an administrative search warrant authorizing such inspection. No warrant is needed for entry where an emergency condition exists which endangers persons or property and insufficient time is available to obtain a warrant and protect such endangered persons or property.

3200.080. CODE OF CONDUCT

- A. Licensee Responsibility. It shall be the responsibility of the Licensee to assure that persons occupying a Rental Dwelling Unit conduct themselves and cause their guests to conduct themselves in such a manner as not to cause the Rental Dwelling or Rental Dwelling Unit to be disorderly. This implies that when occupants do not conduct themselves accordingly, the Licensee shall take appropriate, lawful actions in an attempt to achieve proper conduct up to and including eviction of the offending person(s). For the purposes of this section, a Rental Dwelling or Rental Dwelling Unit is disorderly at any time that any of the following activities occur and criminal or administrative charges are issued to the appropriate person(s):
1. Minnesota Statutes sections 609.75 through 609.76, which prohibit gambling;
  2. Minnesota Statutes sections 609.321 through 609.324 which prohibit prostitution and acts relating thereto;
  3. Minnesota Statutes sections 152.01 through 152.025, and Statute section 152.027, subs. 1 and 2, which prohibit the unlawful sale or possession of controlled substances;
  4. Minnesota Statutes section 340A.401, which prohibits the unlawful sale of alcoholic beverages;
  5. Minnesota Statutes section 609.33, which prohibits owning, leasing, operating, managing, maintaining or conducting a disorderly house or inviting or attempting to invite others to visit or remain in a disorderly house;
  6. Section 2801 (Noise Ordinance) of this Code, which established noise standards and defines public nuisances involving noise;
  7. Minnesota Statutes sections 97B.021, 97B.609.66 through 609.67 and 624.712 through 624.716, and section 1203 (Discharge and Concealment) of this Code, which prohibits the unlawful possession, transportation, sale or use of a weapon;
  8. Minnesota Statutes, section 609.72, which prohibits disorderly conduct, when the violation disturbs the peace and quiet of the occupants of at least one unit on the licensed premises or other premises, other than the unit occupied by the person(s) committing the violation.
  9. Minnesota Statutes section 609.221 which prohibits assaults.
  10. Violation of laws relating to contributing to need for protection or services or delinquency of a minor as defined in Minnesota Statutes section 260.315;
  11. Violations of the City Code Section 601 (Nuisances) which establishes public nuisances.
  12. Any of the following Part I or II Crimes:

PART I OFFENSES (Serious Crime) - Criminal Homicide, Forcible Rape (and attempts to rape), Robbery, Aggravated Assault, Burglary - Breaking

and Entering (including: forcible entry, unlawful entry-no force, attempted forcible entry), Larceny-Theft, Motor Vehicle Theft, and Arson

PART II OFFENSES (Less Serious Crime) - Other Assaults, Forgery and Counterfeiting, Fraud, Embezzlement, Stolen Property (buying, receiving, and possessing), Vandalism-Destruction of Property, Weapons, Prostitution and Commercialized Vice, Narcotics Drug Laws, Gambling, Disorderly Conduct-Disturbing the Peace, Sex Offenses (inclusive of incest, indecent exposure, carnal abuse).

- B. First Violation. Upon a determination by the City Administrator that a Rental Dwelling Unit was used in a disorderly manner, as described in 3200.080.A., the City Administrator shall give written notice to the Licensee and the Tenant of the violation and direct the Licensee to take steps to prevent further violations. In addition, the Council may consider imposing a Violation 1 penalty pursuant to 3200.100. B.
- C. Second Violation (*2 incidents within 18 months*). If a second incident of disorderly use of the Rental Dwelling Unit occurs involving the same Tenant within six (6) months of the first notice, the City Administrator shall notify the Licensee and the Tenant in writing of the violation and shall also require the Licensee to submit a written report of the actions taken within the preceding three months, and the proposed actions to be taken by the Licensee to prevent further disorderly use of the Rental Dwelling Unit. This written report shall be submitted to the City Administrator within five days of receipt of the notice of disorderly use. In addition, the Council may consider imposing a Violation 2 penalty pursuant to 3200.100. B.
- D. Third Violation (*3 incidents within 36 months*). If a third incident of disorderly use of the Rental Dwelling Unit occurs involving the same Tenant within eighteen (18) months after the first violation noted above, the license for that Rental Dwelling or the Rental Dwelling Unit may be denied, revoked or suspended pursuant to 3200.100.A. In addition, the Council may consider imposing a Violation 3 penalty pursuant to 3200.100. B.

3200.100. LICENSE DENIAL SUSPENSION, OR REVOCATION AND ADMINISTRATIVE PENALTIES.

- A. Grounds for Denial, Suspension or Revocation. The City Council may deny, revoke or suspend a license for any of the following:
  - 1. Any uncorrected violations of 3200.070 (maintenance standards)
  - 2. Violations of 3200.080 (code of conduct)
  - 3. Any other violation of this Ordinance.
  - 4. Delinquencies in property taxes

The City Council may suspend a license for a set period of time or until violations of City Code or state law are corrected and, in addition, impose a civil penalty of up to \$2,000 or the City Council may impose a combination of these sanctions. In addition, the City Council may stay any penalty action if the Owner is engaged in good faith efforts to address the violations.

- B. Minimum Civil Penalties. The following civil penalties are deemed appropriate minimum civil penalties and may be imposed for a Licensee’s failure to comply with an applicable statute, rule or ordinance relating to the license or a lack of cooperation by Licensee with city staff in trying to enforce such statute, rule or ordinance. However, the level and order of the penalties will be at the sole discretion of the City Council, based upon the nature of the infraction and a recommendation from city staff. When appropriate, the city may impose penalties exceeding those stated below:

**Table 1**

Violation	Penalties
Violation 1	\$100.00 fine
Violation 2	\$500.00 fine
Violation 3	\$1000.00 fine

- C. Notice. Written notice must be provided pursuant to City Code Sec. 800.010(A).
- D. Hearing before Rental Housing Appeals Board. A hearing will be conducted pursuant to City Code Section 800.010 before the Rental Housing Appeals Board. It is not necessary that criminal charges be brought in order to support a determination of a license violation nor does the dismissal or acquittal of such a criminal charge operate as a bar to adverse license actions under this Section. Following the hearing, the Rental Housing Appeals Board shall make recommendations to the City Council that may include the following components:
  - 1. A civil penalty,
  - 2. Denial, revocation, suspension or non-renewal of the license for all or any part of the Rental Dwelling,
  - 3. Additional terms and conditions on the Licensee that are reasonably necessary to accomplish the purposes of this Section.
- E. Final Decision by City Council. At the next City Council meeting following the hearing, the Council shall consider the matter and the Council may adopt or

modify the recommendations of the Rental Housing Appeals Board, or take no action on the license. The decision by the City Council following a hearing is final. Upon a decision to revoke, deny, suspend or not renew a license, no new application from the current Owner for the same Rental Dwelling will be accepted for a period of time specified in the Council's decision, not exceeding one (1) year.

- F. Non-Exclusive Remedy. Enforcement actions provided in this section are not exclusive, and the Council may take any action with respect to a Licensee, a Tenant or the licensed premises as is authorized by the city code, state or federal law.
- G. Re-application. Upon suspension or revocation of a license, the owner must reapply for a license and comply with all the provisions of 3200.40.
- H. Notification to Tenants. Upon suspension, revocation or non-renewal of a license, the City will notify all affected Tenants that the license has been revoked, suspended or not renewed, which may affect their requirement to pay rent.

#### 3200.110. SUMMARY ACTION.

- A. Emergency. The Building Official has the authority to summarily condemn or close individual Rental Dwelling Units or areas of the Rental Dwelling on the following basis:
  - 1. When the conduct of any Owner or Owner's agent, representative, employee or lessee is detrimental to the public health, sanitation, safety and general welfare of the community;
  - 2. When the condition of the Rental Dwelling or Rental Dwelling Unit is detrimental to the public health, sanitation, safety and general welfare of the community;
  - 3. When the property in or on which it is located, is in a condition such that it is detrimental to the public health, sanitation, safety and general welfare of the community; or
  - 4. When the behavior of the residents of the Rental Dwelling or Rental Dwelling Unit constitutes a nuisance, fire hazard, or other unsafe or dangerous condition.
- B. Notice. Notice of summary action will be posted at the units or areas affected and will describe the units or areas affected. No person shall remove the posted notice, other than the Building Official or a designated representative.
- C. Appeal. Any person aggrieved by a decision or action of the Building Official to condemn all or part of a Rental Dwelling shall be entitled to appeal to the Council by filing a notice of appeal with the City Administrator. The hearing will be conducted pursuant to Sec.800.010(D).

3200.120. POSTED TO PREVENT OCCUPANCY.

Whenever any Rental Dwelling or Rental Dwelling Unit is found to be unfit for human habitation under the State Building Code, it shall be posted by the Building Official or any other designated representative of the city, on the door of the Rental Dwelling or Rental Dwelling Unit, whichever the case may be, to prevent further occupancy. No person, other than the Building Official or the city representative, shall remove or alter any posting. The Building Official or city representative will post the date the Rental Dwelling or Rental Dwelling Unit shall be vacated and no person shall reside in, occupy or cause to be occupied that Rental Dwelling or Rental Dwelling Unit until the Building Official, the city representative or Council permits it.

3200.130. NO WARRANTY BY CITY.

By enacting and undertaking to enforce this Ordinance, neither the City nor its Council, agents or employees warrant or guarantee the safety, fitness or suitability or any Rental Dwelling or Rental Dwelling Unit in the City. Owners and occupants should take appropriate steps to protect their interests, health, safety and welfare.

3200.140. SEVERABILITY: If any provision of this Chapter is for any reason held to be invalid; such decision shall not affect the validity of the remaining provisions of this Chapter.

3200.300. VIOLATION AND PENALTIES. Any violation of any provision of this Chapter shall constitute a misdemeanor. Each day the rental dwelling or premise is in violation of this Chapter shall be deemed a separate offense. In addition to the punishment specified in this subdivision, the City may enforce this Code by appropriate form of civil action and may enjoin violation of this Chapter and compel obedience thereto by mandatory orders and writs that cause the premises to be vacated, if occupied in violation thereof, and to remain vacant until the court shall find that the violation has ceased, and for these purposes, any court of competent jurisdiction may render, enter, make and issue any and every appropriate judgement, decree, writ and order and cause the same to be executed.

(Source: Ord. 674, Amended: Ord. 683, 709, 791, 841)