



Rhode Island Department of Business Regulation

Contractors' Registration and Licensing Board

560 Jefferson Blvd. Ste. 200, Warwick, Rhode Island 02886

Telephone: (401) 921-1590 Fax: (401) 889-5535

VIA- USPS

March 17, 2022

L & Q Construction
Luis Quezada

Registration/License Number:
Claim Associated with Violation: C-C-10600

RE: FINAL ORDER -Disciplinary Action- Violation # V-6255

On or about January 25, 2022, you were provided with notice that the Rhode Island Contractors' Registration and Licensing Board determined that you were in violation of the following section(s) of Rhode Island General Law and intended to assess civil penalties as proposed

Violation

5-65-10(a)(10) - Performed work, or arranged to perform work, without a valid registration.

Violation Penalty

1,000

Description

On July 20, 2021 the Respondent entered into contract to perform a renovation project at 1388 Broad St in Providence. The work consisted of converting residential space into commercial space. According to the client who hired the respondent, demolition work started shortly after the contract was signed. This work is of the type which requires registration with the CRLB. A check of the CRLB registration database showed that Luis Quezada, the respondent, was not registered with the CRLB.

Violation

5-65-3(m) - Failure to secure permits prior to commencing work

Violation Penalty

5,000

Description

On July 20, 2021 the Respondent entered into contract to perform a renovation project at 1388 Broad St in Providence. The work consisted of converting residential space into commercial space. According to the client who hired the respondent, demolition work started shortly after the contract was signed. This work is of the type which requires that a building permit be secured prior to commencing work. A check of the permitting database showed that a permit was issued on November 23, 2021 by the City of Providence. The permit was not secured during the time that the respondent performed work at this property.

Violation

5-65-10(a)(11) - Breach of contract

Violation Penalty

1,000

Description

Respondent entered into contract with Dicaury Cespedes on or about July 20, 2021 for a conversion of residential space to commercial space. On or about September 29, 2021, the client filed a complaint with the CRLB alleging, in pertinent part, that the respondent had breached the contract. The investigation showed that the respondent breached the contract by not finishing the work. The respondent only performed partial demolition of the unit and did not return.

Violation

5-65-18 - Failure to provide mechanic's lien notice

Violation Penalty

1,000

Description

Contracts for work require notice that the contractor provide the consumer with a notice that the contractor may file a lien in accordance with the Mechanic' Lien Law, as found in R.I. Gen. Law 34-28. Upon review of the written contract, the required notice was absent from the contract.

Violation

5-65-22 - Failure to provide registration number on all advertising, contracts, and invoices.

Violation Penalty

500

Description

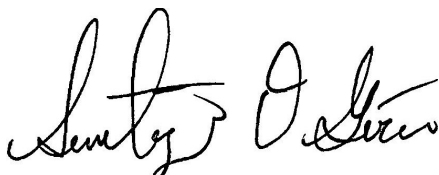
On July 20, 2021 the Respondent entered into contract to perform a renovation project at 1388 Broad St in Providence. Upon review of the contract, the CRLB registration number was not displayed.

Fine amount: \$8,500

Because you did not request a hearing within the time allowed, the Proposed Order has converted to a Final Order. The fines, as listed above, are now due and payable. If payment is not received within twenty (20) days, your case may be referred to the Office of the Attorney General for criminal prosecution pursuant to RIGL § 5-65-19.

Alternatively, you may appeal this Final Order in writing, within twenty (20) days of the date of this mailing to the Contractors' Registration and Licensing Board. For additional information, please see our website at www.crb.ri.gov, or contact us by telephone at (401) 921-1590.

Sincerely,



Santiago O. Giron
Investigator
Contractors' Registration & Licensing Board
Division of Building, Design & Fire Professionals
Department of Business Regulations
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