

From: alexandra@urbanrent.com
To: [Zimny, Joanna \(CI-StPaul\)](#)
Subject: RE: appeal form
Date: Monday, January 31, 2022 2:22:27 PM
Attachments: [image004.png](#)
[image003.png](#)
[24-Hour Vacate Notice Unit 2.pdf](#)
[60-day notice- Nykia Copeland.pdf](#)
[24-Hour Vacate Notice Unit 1.pdf](#)

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

Hi Joanna,

Thanks for letting me know those files didn't work. I have reattached them as PDF's for you. I have also attached the 24-hour notice to vacate that I have posted today around 1 p.m. at both units since they have not moved out per our 60+ day notice that we provided both units. I do want to add that I was harassed while at the property by a daughter that does not live there and 3 people came out of unit 1 to yell at me while I was walking away from posting the notice. St. Paul Police did escort me and also was a witness to the harassment along with the person who drove me as a witness to this. I even got followed from the daughter in her car on the street just for her to honk at me on my way back to my vehicle. They claim that I am a racist, which I am not, and can prove that I have never spoken to them regarding any issues in a way that's because of the color of their skin.

They have only ever been on their actions, or in this case today since they refused to move, lack of action. I do not recall the officer's name but could get that information if necessary.

Thanks again for your help.

Best regards,

Alexandra F.

Property Manager & Real Estate Agent

Urban Enterprises Inc.

4542 Nicollet Avenue

Minneapolis, MN 55419

www.urbanrent.com

612-388-6281

alexandra@urbanrent.com

From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>

Sent: Monday, January 31, 2022 11:17 AM
To: alexsandra@urbanrent.com
Subject: RE: appeal form

And a note that the file(s) labeled "60 day notice" were not files I was able to open. Feel free to resend.

Joanna

From: Zimny, Joanna (CI-StPaul)
Sent: Monday, January 31, 2022 11:13 AM
To: alexsandra@urbanrent.com
Subject: RE: appeal form

Thank you, I'll forward to staff to review before tomorrow's hearing.

Thanks,
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: 651-266-8515
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov

 Please consider the environment before printing this email

From: alexsandra@urbanrent.com <alexsandra@urbanrent.com>
Sent: Monday, January 31, 2022 10:34 AM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: appeal form

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

Hi there,

I am not sure who to email these documents to for my appeal tomorrow, so please let me know the contact that I need to forward it to if you're not the right person. Attached are documents that show that we have done some of the repairs already asked to do, and that the tenants have damaged these items causing them to be flagged on the inspection. Both sets of tenants are supposed to be moved out today, 1/31/2022 by 12:00 p.m. I have provided copies of the notices sent to them. The owner bought the property in April of 2021 and we never had either sign new leases because the leases transferred with the property. They are currently MTM. The leases are also attached. I will have a few other documents to send later today possibly, so if there is someone else I should send them to, please let me know. Thanks for the help!

Best regards,

Alexsandra F.

Property Manager & Real Estate Agent

Urban Enterprises Inc.

4542 Nicollet Avenue

Minneapolis, MN 55419

www.urbanrent.com

612-388-6281

alexandra@urbanrent.com

From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>

Sent: Friday, January 21, 2022 2:34 PM

To: alexandra@urbanrent.com

Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Subject: RE: appeal form

Ms. Felt,

Your hearing has been scheduled Tuesday, **February 1 via telephone between 2 and 4 pm.**

We will call you at the number noted on your appeal form unless you let us know otherwise. Please note the incoming number from the City shows up as **612-315-7905** so please make sure to answer.

-

Payment can be dropped off in room 310 of City Hall Monday through Friday between 8:30 and 4

pm.

-
Thank you,
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: 651-266-8515

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov

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From: Zimny, Joanna (CI-StPaul)
Sent: Friday, January 21, 2022 1:57 PM
To: alexandra@urbanrent.com
Subject: RE: appeal form

Yes, that is what I meant. I'll schedule this, and it is fine to drop payment off Monday in the office.
Thanks,
Joanna

From: alexandra@urbanrent.com <alexandra@urbanrent.com>
Sent: Friday, January 21, 2022 1:56 PM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: appeal form

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

Hi again,
Are you saying to have it emailed back to you and just pay on Monday? I have attached the filled out form here. Please let me know if that's what you meant, thank you!
Best regards,

Alexandra F.

Property Manager & Real Estate Agent
Urban Enterprises Inc.
4542 Nicollet Avenue
Minneapolis, MN 55419
www.urbanrent.com
612-388-6281
alexsandra@urbanrent.com

From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Sent: Friday, January 21, 2022 1:46 PM
To: alexsandra@urbanrent.com
Subject: RE: appeal form

No, just get the appeal form back in and you can drop it off Monday. That's fine.

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: 651-266-8515
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov

 Please consider the environment before printing this email

From: alexsandra@urbanrent.com <alexsandra@urbanrent.com>
Sent: Friday, January 21, 2022 1:44 PM
To: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>
Subject: RE: appeal form

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

If I do not get there today before close will I be too late? Thanks for sending this to me!

Best regards,

Alexsandra F.

Property Manager & Real Estate Agent

Urban Enterprises Inc.

4542 Nicollet Avenue

Minneapolis, MN 55419

www.urbanrent.com

612-388-6281

alexandra@urbanrent.com

From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>

Sent: Friday, January 21, 2022 1:44 PM

To: alexandra@urbanrent.com

Subject: appeal form

Attached is an appeal form. Once it is received I'll get it scheduled, however we won't have the hearing until we receive the \$25 payment. That can be mailed via check to the address below c/o the Legislative Hearing Office, or dropped off in person Monday through Friday between 8:30 am and 4 pm.

Thanks,
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: 651-266-8515

joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov



Please consider the environment before printing this email



Urban Enterprises Inc.
4542 Nicollet Ave
Minneapolis, MN 55419

1/31/2022

Office: (612) 236-9296
Fax: (612) 236-9296
www.urbanrent.com

Alberta Vaughn, Dominick Davis, Jackie Vaughn, Nick Vaughn
922 Woodbridge St. #1
St. Paul, MN 55117

24 HOUR VACATE NOTICE

Attention Occupants:

As of today, there is still evidence of your occupancy in this unit after receiving proper notice to vacate. In 24 hours an eviction will be filed with the County Court in which you reside.

In order to stop this proceeding, you MUST vacate the property immediately

If an eviction is filed, you will be charged the filing fee and court costs of approximately \$1000.00. You will also be responsible for the \$20/hour charge for every hour that you have not vacated the premises per the 60-day notice.

Please contact us with any questions regarding this notice at (612)388-6281.

Sincerely,

Alexandra Felt
Property Manager
(612)388-6281
alexandra@urbanrent.com



Urban Enterprises Inc.
4542 Nicollet Ave
Minneapolis, MN 55410

Office: (612) 236-9296
Fax: (612) 236-9296
www.urbanrent.com

1/31/2022

Alberta Vaughn, Dominick Davis, Jackie Vaughn, Nick Vaughn
922 Woodbridge St. #1
St. Paul, MN 55117

24 HOUR VACATE NOTICE

Attention Occupants:

As of today, there is still evidence of your occupancy in this unit after receiving proper notice to vacate. In 24 hours an eviction will be filed with the County Court in which you reside.

In order to stop this proceeding, you MUST vacate the property immediately

If an eviction is filed, you will be charged the filing fee and court costs of approximately \$1000.00. You will also be responsible for the \$20/hour charge for every hour that you have not vacated the premises per the 60-day notice.

Please contact us with any questions regarding this notice at (612)388-6281.

Sincerely,

Alexsandra Felt
Property Manager

(612)388-6281
alexandra@urbanrent.com



Urban Enterprises Inc.
4542 Nicollet Ave
Minneapolis, MN 55410

Office: (612) 236-9296
Fax: (612) 236-9296
www.urbanrent.com

1/31/2022

Nykia Copeland
922 Woodbridge St. #2
St. Paul, MN 55117

24 HOUR VACATE NOTICE

Attention Tenant:

As of today, there is still evidence of your occupancy in this unit after receiving proper notice to vacate. In 24 hours an eviction will be filed with the County Court in which you reside.

In order to stop this proceeding, you MUST vacate the property immediately

If an eviction is filed, you will be charged the filing fee and court costs of approximately \$1000.00. You will also be responsible for the \$20/hour charge for every hour that you have not vacated the premises per the 60-day notice.

Please contact us with any questions regarding this notice at (612)388-6281.

Sincerely,

Alexsandra Felt
Property Manager

(612)388-6281
alexandra@urbanrent.com



Urban Enterprises Inc.
4542 Nicollet Ave
Minneapolis, MN

Office: (612) 236-9296
www.urbanrent.com

11/17/2021

Nykia Copeland
922 Woodbridge St. #2
St. Paul, MN 55117

Dear Resident.

Notice

Your lease has been on a MTM agreement since the purchase of the property since there was no end-date on the lease and only a 60-day notice requirement. Please consider this your 60-day notice, termination effective January 31, 2022 at 12PM. Please make sure you drop off the property keys and your forwarding address to the office at that time. Note, you are responsible for the rent payment up until the end of the lease. If you find a new place before the termination date, we will release you from the terms of the lease and end the tenancy then.

Cleaning

The inspection crew will come in at any time after 12PM on to assess the unit for damages and make sure it has been properly cleaned. We expect that you will leave the property in the same or better condition in which you found it. If you and your belongings are not out by the time and day listed above, then you will be billed an hourly rate of at least \$20.00 per hour. If the property is not empty and cleaned to a move-in condition, then you will be billed for any damages and cleaning expenses.

Let me know if you have any questions or concerns.

Sincerely,

Alexsandra Felt
Property Manager

(612)236-9296
alexsandra@urbanrent.com



Urban Enterprises Inc.
4542 Nicollet Ave
Minneapolis, MN

Office: (612) 236-9296
www.urbanrent.com

11/17/2021

Alberta Vaughn, Dominick Davis, Jackie Vaughn, Nick Vaughn
922 Woodbridge St. #1
St. Paul, MN 55117

Dear Resident.

Notice

This is to clarify the 60-day notice, termination effective January 31, 2022 at 12PM. Note, you are responsible for the rent payment up until the end of the lease. If you find a place earlier than that, we will release you from the terms of the lease at that time.

If you and your belongings are not out by the time and day listed above, then you will be billed an hourly rate of at least \$20.00 per hour. If the property is not empty and cleaned to a move-in condition, then you will be billed for any damages and cleaning expenses.

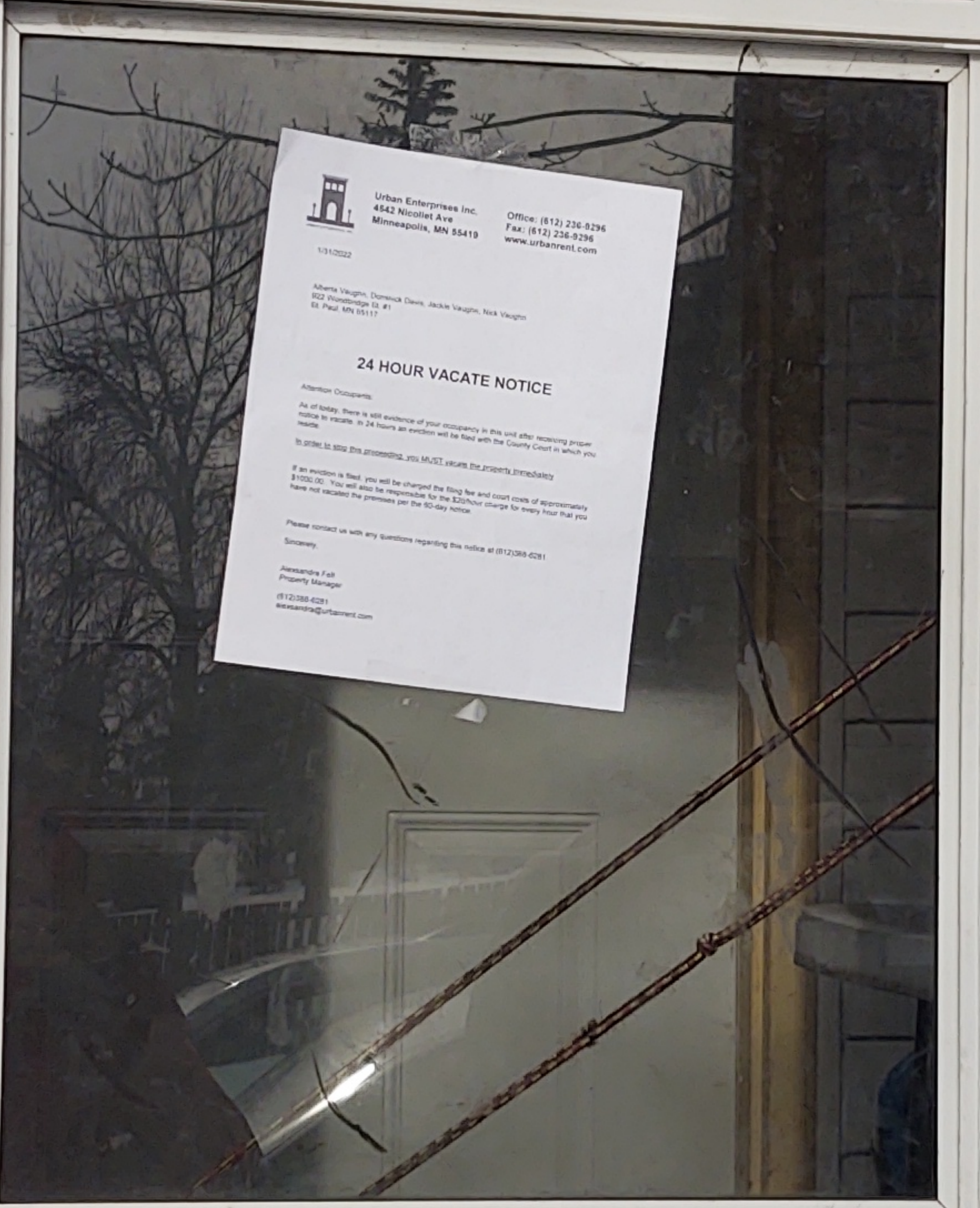
Please let me know if you have any questions or concerns.

Sincerely,

Alexsandra Felt
Property Manager

(612)236-9296
alexsandra@urbanrent.com

9222



Urban Enterprises Inc.
4642 Nicollet Ave
Minneapolis, MN 55419
Office: (612) 236-8294
Fax: (612) 236-8296
www.urbanet.com

1/1/2022

Adrian's Knight, Director of Sales, Jackson, Virginia, Rick Wagner
8127 Hennepin Ave #1
St Paul, MN 55113

24 HOUR VACATE NOTICE

Attention Occupants

As of today, there is full occupancy of your property in the unit after receiving proper notice to vacate. If you have an eviction or are being evicted, you must vacate the unit by 12:00 PM on 1/1/2022. If you do not vacate by this time, you will be charged for the full 24-hour charge for each hour that you remain in the unit after the 12:00 PM deadline. This will be charged for the full 24-hour charge for each hour that you remain in the unit after the 12:00 PM deadline.

Please contact us with any questions regarding this notice at (612) 236-8294.

Sincerely,

Adrian's Knight
Property Manager
(612) 236-8294
www.urbanet.com



Urban Enterprise Inc.
6542 Nicollet Ave
Minneapolis, MN 55419

Office: (612) 236-9296
Fax: (612) 236-9296
www.urbanent.com

Notice to Tenant
300 Hennepin Ave
St Paul, MN 55117

24 HOUR VACATE NOTICE

Attention Tenant
As of today there is still evidence of your occupancy in the unit after receiving proper notice to vacate. 24 hours an eviction will be filed with the County Court to which you must appear to show this apartment, you MUST vacate the property immediately.
If an eviction is filed you will be charged the filing fee and court costs of approximately \$1000.00. You will also be responsible for the additional charge for every hour that you have not vacated the premises per the 90-day notice.
Please contact us with any questions regarding this notice at (612) 236-9296.
Sincerely,

Alexandra Fied
Property Manager
(612) 236-9296
alexandra@urbanent.com

