



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Meeting Agenda - Final-revised

Rent Stabilization Appeal Hearings

Marcia Moermond, Legislative Hearing Officer
rentappeals@ci.stpaul.mn.us
651-266-8568

Thursday, July 17, 2025

1:00 PM

Room 330 City Hall & Court House/Remote

I have rearranged the address in numerical order, please see revised agenda.

Rent Stabilization Appeals

- 1 [RLH RSA 25-8](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Jill Ackerman, to a Rent Stabilization Determination at 934 ASHLAND AVENUE, UNIT 1.
- Attachments:** [934 Ashland Ave. Unit 1](#)
- [934 Ashland Ave. Unit 1- Request Increase Form](#)
 - [934 Ashland Ave. Unit 1- MNOI](#)
 - [934 Ashland Ave. Unit 1- Landlord Worksheet](#)
 - [934 Ashland Ave. Unit 1- Coverletter](#)
 - [934 Ashland Ave. Unit 1- Units Effective Sheet](#)
 - [934 Ashland Ave. Unit 1- DSI Letter](#)
 - [934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Al](#)
 - [934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT/](#)
 - [934 Ashland Ave Units 1 and 5 letter](#)
 - [934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)
 - [934, 938 and 942 Ashland Ave- Appellants Declarations](#)
 - [934, 938 and 942 Ashland Ave- Appellants' Exhibit 1- Expert Report of John Trc](#)
 - [934, 938, 942 Ashland Ave- Appellants_ Memorandum](#)
 - [Trostile - shaking upper rear balcony video.MOV](#)
 - [Unit 5 - Back Staircase](#)
 - [Unit 5 - Movable Wall](#)
 - [Unit 5 - Front Door](#)
 - [Unit 6 - Movable floor tile](#)
 - [Unit 6 - Wobbly Deck](#)
 - [Unit 6 - Movable radiator](#)
 - [Unit 9 - leaking bathroom ceiling](#)
 - [Unit 9 - Unstable deck](#)

- 2 [RLH RSA
25-10](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Vincent Cornell, to a Rent Stabilization Determination at 934 ASHLAND AVENUE, UNIT 5.

Attachments: [934 ashland Ave., Unit 5](#)
[934 ashland Ave., Unit 5- Request Increase Form](#)
[934 ashland Ave., Unit 5- MNOI](#)
[934 ashland Ave., Unit 5- Landlord Worksheet](#)
[934 Ashland Ave., Unit 5- Coverletter](#)
[934 ashland Ave., Unit 5- Units Effective Sheet](#)
[934 ashland Ave., Unit 5- DSI Letter](#)
[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT/](#)
[934 Ashland Ave Units 1 and 5 letter](#)
[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)
[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and At](#)
[934, 938 and 942 Ashland Ave- Appellants Declarations](#)
[934, 938 and 942 Ashland Ave- Appellants' Exhibit 1- Expert Report of John Trc](#)
[934, 938, 942 Ashland Ave- Appellants_ Memorandum](#)
[Unit 9 - leaking bathroom ceiling \(1\)](#)
[Unit 9 - Unstable deck \(1\)](#)
[Unit 6 - Wobbly Deck \(1\)](#)
[Unit 6 - Movable radiator \(1\)](#)
[Unit 6 - Movable floor tile \(1\)](#)
[Unit 5 - Movable Wall \(1\)](#)
[Unit 5 - Front Door \(1\)](#)
[Unit 5 - Back Staircase \(1\)](#)
[Trostle - shaking upper rear balcony video](#)

- 3 [RLH RSA
25-12](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Ehren Stemme, to a Rent Stabilization Determination at 938 ASHLAND AVENUE, UNIT 6.

Attachments: [938 Ashland Ave. Apt. 6](#)

[938 Ashland Ave. Apt. 6- Request Increase Form](#)

[938 Ashland Ave. Apt. 6- MNOI](#)

[938 Ashland Ave. Apt. 6- Landlord Worksheet](#)

[938 Ashland Ave. Apt. 6- Coverletter](#)

[938 Ashland Ave. Apt. 6- Units Effective Sheet](#)

[938 Ashland Ave., Unit 6- DSI Letter](#)

[938 Ashland Ave Unit 6 Ehren Stemme Letter](#)

[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)

[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT/](#)

[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and At](#)

[934, 938 and 942 Ashland Ave- Appellants Declarations](#)

[934, 938 and 942 Ashland Ave- Appellants' Exhibit 1- Expert Report of John Trc](#)

[934, 938, 942 Ashland Ave- Appellants_ Memorandum](#)

[Unit 9 - leaking bathroom ceiling \(1\)](#)

[Unit 9 - Unstable deck \(1\)](#)

[Unit 6 - Wobbly Deck \(1\)](#)

[Unit 6 - Movable radiator \(1\)](#)

[Unit 6 - Movable floor tile \(1\)](#)

[Unit 5 - Movable Wall \(1\)](#)

[Unit 5 - Front Door \(1\)](#)

[Unit 5 - Back Staircase \(1\)](#)

[Trostle - shaking upper rear balcony video](#)

- 4 [RLH RSA 25-13](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Kayla Simonson, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 8.

Attachments: [942 Ashland Ave., Unit 8](#)

[942 Ashland Ave., Unit 8- Request Increase Form](#)

[942 Ashland Ave., Unit 8- MNOI](#)

[942 Ashland Ave., Unit 8- Landlord Worksheet](#)

[942 Ashland Ave., Unit 8- Coverletter](#)

[942 Ashland Ave., Unit 8- Units Effective Sheet](#)

[942 Ashland Ave., Unit 8- DSI Letter](#)

[934 Ashland Ave Units 1 and 5 letter](#)

[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT/](#)

[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)

[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and At](#)

[934, 938 and 942 Ashland Ave- Appellants Declarations](#)

[934, 938 and 942 Ashland Ave- Appellants' Exhibit 1- Expert Report of John Trc](#)

[934, 938, 942 Ashland Ave- Appellants_ Memorandum](#)

[Unit 9 - leaking bathroom ceiling \(1\)](#)

[Unit 9 - Unstable deck \(1\)](#)

[Unit 6 - Wobbly Deck \(1\)](#)

[Unit 6 - Movable radiator \(1\)](#)

[Unit 6 - Movable floor tile \(1\)](#)

[Unit 5 - Movable Wall \(1\)](#)

[Unit 5 - Front Door \(1\)](#)

[Unit 5 - Back Staircase \(1\)](#)

[Trostle - shaking upper rear balcony video](#)

- 5 [RLH RSA 25-14](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Jessica Skaare, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 9.

Attachments: [942 Ashland Ave., Apt 9](#)

[942 Ashland Ave., Apt 9- Request Increase Form](#)

[942 Ashland Ave., Apt 9- MNOI](#)

[942 Ashland Ave., Apt 9- Landlord Worksheet](#)

[942 Ashland Ave., Apt 9- Coverletter](#)

[942 Ashland Ave., Apt 9- Units Effective Sheet](#)

[942 Ashland Ave., Apt. 9 - DSI Letter](#)

[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT/](#)

[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)

[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)

[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and At](#)

[934, 938 and 942 Ashland Ave- Appellants Declarations](#)

[934, 938 and 942 Ashland Ave- Appellants' Exhibit 1- Expert Report of John Trc](#)

[934, 938, 942 Ashland Ave- Appellants_ Memorandum](#)

[Unit 9 - leaking bathroom ceiling \(1\)](#)

[Unit 9 - Unstable deck \(1\)](#)

[Unit 6 - Wobbly Deck \(1\)](#)

[Unit 6 - Movable radiator \(1\)](#)

[Unit 6 - Movable floor tile \(1\)](#)

[Unit 5 - Movable Wall \(1\)](#)

[Unit 5 - Front Door \(1\)](#)

[Unit 5 - Back Staircase \(1\)](#)

[Trostle - shaking upper rear balcony video](#)

- 6 [RLH RSA
25-16](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Autumn Buel, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 10.

Attachments: [942 Ashland Ave., Unit 10](#)

[942 Ashland Ave., Unit 10- Request Increase Form](#)

[942 Ashland Ave., Unit 10- MNOI](#)

[942 Ashland Ave., Unit 10- Landlord Worksheet](#)

[942 Ashland Ave., Unit 10- Coverletter](#)

[942 Ashland Ave., Unit 10- Unit Effective Sheet](#)

[942 Ashland Ave., Unit 10- DSI Letter](#)

[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)

[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)

[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT/](#)

[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and At](#)

[934, 938 and 942 Ashland Ave- Appellants Declarations](#)

[934, 938 and 942 Ashland Ave- Appellants' Exhibit 1- Expert Report of John Trc](#)

[934, 938, 942 Ashland Ave- Appellants_ Memorandum](#)

[Unit 9 - leaking bathroom ceiling \(1\)](#)

[Unit 9 - Unstable deck \(1\)](#)

[Unit 6 - Wobbly Deck \(1\)](#)

[Unit 6 - Movable radiator \(1\)](#)

[Unit 6 - Movable floor tile \(1\)](#)

[Unit 5 - Movable Wall \(1\)](#)

[Unit 5 - Front Door \(1\)](#)

[Unit 5 - Back Staircase \(1\)](#)

[Trostle - shaking upper rear balcony video](#)

- 7 [RLH RSA
25-15](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenants, Samuel Perkins & Chloe Cable, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 11.

Attachments: [942 Ashland Ave., Apt 11](#)

[942 Ashland Ave., Apt 11- Request Increase Form](#)

[942 Ashland Ave., Apt 11- MNOI](#)

[942 Ashland Ave., Apt 11- Landlord Worksheet](#)

[942 Ashland Ave., Apt 11- Coverletter](#)

[942 Ashland Ave., Apt 11- Units Effective Sheet](#)

[942 Ashland Ave., Apt 11- DSI Letter](#)

[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT/](#)

[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)

[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)

[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and At](#)

[934, 938 and 942 Ashland Ave- Appellants Declarations](#)

[934, 938 and 942 Ashland Ave- Appellants' Exhibit 1- Expert Report of John Trc](#)

[934, 938, 942 Ashland Ave- Appellants_ Memorandum](#)

[Unit 9 - leaking bathroom ceiling \(1\)](#)

[Unit 9 - Unstable deck \(1\)](#)

[Unit 6 - Wobbly Deck \(1\)](#)

[Unit 6 - Movable radiator \(1\)](#)

[Unit 6 - Movable floor tile \(1\)](#)

[Unit 5 - Movable Wall \(1\)](#)

[Unit 5 - Front Door \(1\)](#)

[Unit 5 - Back Staircase \(1\)](#)

[Trostle - shaking upper rear balcony video](#)

- 8 [RLH RSA 25-17](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenants, Lillian Johnson & Eleanor Rowen, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 12.

Attachments: [942 Ashland Ave., Unit 12](#)

[942 Ashland Ave., Unit 12- Request Increase Form](#)

[942 Ashland Ave., Unit 12- MNOI](#)

[942 Ashland Ave., Unit 12- Landlord Worksheet](#)

[942 Ashland Ave., Unit 12- CoverLetter](#)

[942 Ashland Ave., Unit 12- Units Effective Sheet](#)

[942 Ashland Ave., Unit 12- DSI Letter](#)

[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT/](#)

[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)

[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)

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[934, 938, 942 Ashland Ave- Appellants_ Memorandum](#)

[Unit 9 - leaking bathroom ceiling \(1\)](#)

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[Unit 6 - Movable radiator \(1\)](#)

[Unit 6 - Movable floor tile \(1\)](#)

[Unit 5 - Movable Wall \(1\)](#)

[Unit 5 - Front Door \(1\)](#)

[Unit 5 - Back Staircase \(1\)](#)

[Trostle - shaking upper rear balcony video](#)