

Good Day, Officer Moermond

May 22, 2023

This increase is a reaction to Housing Hub's recent settlement with the Minnesota Attorney General. They charged phony fees for years and now that they can't, their next step is to skip around the rent cap.

This increase is covering Housing Hub's loss of revenue from the fees.

To sum it up, though they, Housing Hub, Joe Collins/Tom Gallagher etc... state they want an increase in tenant money for the increased building taxes, A. they, as the attachments I've included overwhelmingly show, don't maintain their properties/don't provide enough to the tenants to justify it and B. they just entered into a settlement with the Attorney General to cease charging a lot of unlawful fees that were charged for years, and now that they were called on it, they're trying to skip the 3% cap.

They acted dishonestly for years, and now that they can't make as much money as they want through dishonest methods, they want to go above and beyond the 3% cap. These are bad corporate citizens.

They are a sophisticated business. They know how much revenue those bogus fees created. Maybe they would share with us how much they will be losing now that they agreed to follow the law. How does that match up with the increase? They are a sophisticated and large organization; their position "We don't know how much those fees brought in" is not credible and is a little patronizing.

Gaius Poehler
476 Herschel Street, Apartment 10
St Paul. Minnesota 55104

I've re-read this (attached) rent control notice from Sonia Romero to make sure I understand it.

****This quoted second sentence in the second paragraph is very key I think with regard to Herschel Properties LLC and Housing Hub's recent attempt to get me to sign a new lease.**

**** "Please note, a final determination on any application for exception to the rent cap is not made until all appeals have been resolved."**

Apparently Housing Hub and Herschel Properties LLC don't have the right to offer me a new lease until this appeal has been resolved.

A legitimate new lease would reflect the appeal's determination. They are otherwise basing this newly offered lease on the false presumption that they have a granted exception to the 3% cap.

It appears Housing Hub, Herschel Properties was very upset about having to attend this hearing and it seems their response was to offer me a lease with an even higher rental amount.

Combined with their recent settlement with the Attorney General, it's all part of a pattern of Herschel Properties and Housing Hub's bad business practices.



CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL

310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

May 12, 202

Joe Collins
Tom Gallagher
Herschel Apartment, LLC
351 Kellogg Blvd.
Saint Paul, MN 55101
VIA EMAIL: joecollins@housinghubmn.com
tomgallagher@housinghubmn.com

Re: Rent Control Appeal of Gaius Poehler, for property at 476 Herschel St, Unit 10

Dear Mr. Collins and Mr. Gallagher:

This letter confirms my April 12, 2023 correspondence regarding the hearing scheduled to discuss the Gaius Pohler appeal for an exception to the 3% Saint Paul's rent cap. As indicated, the hearing will be before the Legislative Hearing Officer, Marcia Moermond, on **Monday, May 22, 2023, at 1 p.m. in Room 330 City Hall**. For your reference, I have also attached the appeal to this correspondence. You or a representative are invited to attend and participate in this hearing. Please note, 45 days have passed since your (self-certification) application was approved and no other appeals were received or will be considered in this matter.

In order to come to a final determination on your application for an exemption to the 3% rent cap, the City is requiring that you provide the Maintenance of Net Operating Income (MNOI) you were required to prepare, but not submit with your self-certification application. Please note, a final determination on any application for exception to the rent cap is not made until all appeals have been resolved. Please provide MNOI to me by close of business Wednesday, May 17, 2023. For reference, here is a link to the document on the City's website:

- Maintenance of Net Operating Income - <https://www.stpaul.gov/sites/default/files/2022-07/Landlord%20MNOI%20-%20Cap%20Improvement%20Worksheet-071922.pdf>

All materials should be sent to me and will be attached to the appeal record.

I have also left voicemail message at the number listed for Megan Peterson, on the Rent Increase Exemption Request Form: 651-488-2437, confirming the hearing and the requirement that your MNOI be submitted. If you have any questions, please contact me at 651-266-8585.

Sincerely,



An Affirmative Action Equal Opportunity Employer

/s/

Sonia Romero, Executive Assistant
Rent Stabilization Legislative Hearings

c: Rent Stabilization Staff
Megan Peterson: megan@housinghubmn.com
Ben Herding: ben@housinghubmn.com

Monthly Charges:

Trash - Tenant charge	\$20.00
Housing Hub Tenant Admin Fee	\$12.00
Rent Income	\$896.10
Total:	\$928.10

***Month to Month Term Admin Fee: \$299**

**If you do not sign a 12 month lease term, the term will change to month to month and annual Month to Month Term Admin Fee will be applied to the Tenant(s) ledger.*

Renter's Insurance Required:NO

1.4 APPLIANCES, UTILITIES AND EXTERIOR RESPONSIBILITIES

Appliances Provided:

Gas Stove and Refrigerator

Utility Responsibilities:



menu



! Your Renewal Offer

Review and sign one option:

12 Month Renewal

\$896.10 / mo from 07/01/2023 -
06/30/2024

View

Or you may also [request notice to vacate.](#)



Your account setup is incomplete.



[Learn More](#)

Your Current Balance

\$899.00

Next bill due on June 01, 2023

Pay Now

Set Up Autopay



menu



HOUSING HUB

PROFESSIONAL MANAGEMENT & REAL ESTATE INVESTMENT

Your Current Balance

\$899.00

Next bill due on June 01, 2023

Pay Now

Set Up Autopay

June (Next Month)

Description	Amount
MTM Due on 06/01/2023	\$870.00
Trash - Tenant charge Due on 06/01/2023	\$20.00
Housing Hub Tenant Admin Fee Due on 06/01/2023	\$9.00
Total Balance	\$899.00

plus
\$100 annual
fee

Renters Insurance

Powered by AppFolio Insurance Services

**Re: Fw: Follow-up on Rent Contro...*****CI-StPaul_RentAppeals**to ***CI-StPaul_RentAppeals & 9 more**

May 15, 2:30 PM



Good Afternoon Mr. Collins,

Following up on this morning's email, we spoke to Gaius Poehler this afternoon. He is interested in continuing with his appeal. He reports this is because his written lease language indicates rent may be increased with limited notice. He is concerned that this is inconsistent with the verbal discussions you or your team have had with him. As such, the appeal is not withdrawn and the hearing is not cancelled.

Should there be a change in Mr. Poehler's position following any future conversations with you or your team, we would, again, be happy to cancel the hearing scheduled for next Monday.

In the meantime, we renew our request for the MNOI to be submitted to Sonia Romero, per her earlier correspondence.

Thank you, Rent Stabilization Appeal Team

From: *CI-StPaul_RentAppeals**Sent:** Monday, May 15, 2023 10:15 AM**To:** 'Joe Collins' <joe.collins@housinghubmn.com>; *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>**Cc:** tom.gallagher@housinghubmn.com; Ben Herding <ben@housinghubmn.com>; Gaius Poehler <gaiuslove@yahoo.com>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>; megan@housinghubmn.com**Subject:** RE: Follow-up on Rent Control Hearing

Good Morning Mr. Collins,

Gaius Poehler can appeal the city's *determination* to allow an exception to the 3% rent increase cap under the code. The appeal can be made whether or not he has received a lease with a proposed increase, as the determination applies to a 12-month period of time. This appeal needs to be filed within 45 days of the determination being made, which it was.



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Re: Fw: Follow-up on Rent Contro...

***CI-StPaul_RentAppeals**

to Joe Collins & 9 more

May 15, 10:15 AM



Good Morning Mr. Collins,

Gaius Poehler can appeal the city's *determination* to allow an exception to the 3% rent increase cap under the code. The appeal can be made whether or not he has received a lease with a proposed increase, as the determination applies to a 12-month period of time. This appeal needs to be filed within 45 days of the determination being made, which it was.

If Mr. Poehler is withdrawing his appeal, we would be happy to cancel the hearing scheduled for next Monday. We will reach out to him under separate cover to confirm his position.

Thank you for your response.

-Rent Stabilization Appeal Team

From: Joe Collins <joecollins@housinghubmn.com>
Sent: Monday, May 15, 2023 6:34 AM
To: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>
Cc: tomgallagher@housinghubmn.com; Ben Herding <ben@housinghubmn.com>; Gaius Poehler <gaiuslove@yahoo.com>; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>; megan@housinghubmn.com
Subject: Re: Follow-up on Rent Control Hearing

I thought we resolved this matter? Gaius never received a rent increase. What is he appealing?


Joe Collins

Agent - Owner/CEO

O: 651-488-2437 C: 651-428-5922/
joecollins@housinghubmn.com
HousingHubMN.com
 351 Kellogg Blvd East, St. Paul, MN 55101
 Have a good experience? Leave us a [review!](#)



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Re: Fw: Follow-up on Rent Contro...



Joe Collins

to *CI-StPaul_RentAppeals & 8 more



May 15, 6:34 AM

I thought we resolved this matter? Gaius never received a rent increase. What is he appealing?

HH logo
and
hubbs.png

Joe Collins

Agent - Owner/CEO

O: 651-488-2437 C: 651-428-5922

/ joecollins@housinghubmn.comHousingHubMN.com

351 Kellogg Blvd East, St. Paul, MN 55101

Have a good experience? Leave us a [review!](#)

On May 12, 2023, at 4:29 PM, *CI-StPaul_RentAppeals
<RentAppeals@ci.stpaul.mn.us> wrote:

Good Afternoon All,
Please find a letter attach requesting the MNOI to be send to us by the end of business day
Wednesday.
If you have further question please don't hesitate to contact me.
Best,

<image001.png>

Sonia Romero

Executive Assistant

Pronouns: she/her

Saint Paul City Council

320 City Hall, 15 W Kellogg Blvd.

Saint Paul, MN 55102

P 651- 266-8568

Sonia.romero@ci.stpaul.mn.uswww.StPaul.gov

<476 Herschel St. Apt 10 Appeal Request for MNOI 5-12-2023.pdf>

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Subject Follow-up on Rent Control Hearing

To: [joecollins@housinghubmn.com <joecollins@housinghubmn.com>, tomgallagher@housinghubmn.com <tomgallagher@housinghubmn.com>]

From *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>

Cc: [Ben Herding <ben@housinghubmn.com>, Gaius Poehler <gaiuslove@yahoo.com>, Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>, Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>, Angie Wiese <angie.wiese@ci.stpaul.mn.us>, Mai Vang <mai.vang@ci.stpaul.mn.us>, megan@housinghubmn.com <megan@housinghubmn.com>]

Date Fri, May 12, 2023 at 4:29 PM

Goof Afternoon All,

Please find a letter attach requesting the MNOI to be send to us by the end of business day Wednesday.

If you have further question please don't hesitate to contact me.

Best,



Sonia Romero
Executive Assistant
Pronouns: she/her
Saint Paul City Council
320 City Hall, 15 W.Kellogg Blvd.
Saint Paul, MN 55102
P 651- 266-8568
sonia.romero@ci.stpaul.mn.us
www.StPaul.gov

Gaius Poehler

— Forwarded Message —

From: "CI-StPaul_RentAppeals" <RentAppeals@ci.stpaul.mn.us>
To: "Ben Herding" <ben@housinghubmn.com>, "Gaius Poehler" <gaiuslove@yahoo.com>
Cc: "joecollins@housinghubmn.com" <joecollins@housinghubmn.com>, "tomgallagher@housinghubmn.com" <tomgallagher@housinghubmn.com>, "Demetrius Sass" <Demetrius.Sass@ci.stpaul.mn.us>, "Lynne Ferkinhoff" <Lynne.Ferkinhoff@ci.stpaul.mn.us>, "Angie Wiese" <angie.wiese@ci.stpaul.mn.us>, "Mai Vang" <mai.vang@ci.stpaul.mn.us>, "megan@housinghubmn.com" <megan@housinghubmn.com>
Sent: Thu, Apr 13, 2023 at 3:06 PM
Subject: RE: Rent Appeal Notice 476 Herschel St Apt. 10

Good afternoon all,

I have had a chance to consult with my colleagues about an appeal of a propose rent increase for this unit. **All appeals we accept are of City determinations** on requests to increase rent above the 3% cap. We do not hear appeals on specific leases or proposed lease agreements.

(EE) Housing Hub could raise my month to month rent.

All people who are potentially affected by the City's determination have standing to file an appeal. Appeals must be received within 45 days of the City determination being made. Please let me know if additional clarification is needed on this matter.

All Best,



Sonia Romero,
Executive Assistant
Rent Stabilization
Pronouns: she/her
Saint Paul City Council
320 City Hall, 15 W. Kellogg Blvd.
Saint Paul, MN 55102
P 651-266-8558
rentappeals@ci.stpaul.mn.us
www.StPaul.gov

Please see
① Gaius Poehler
Lease Renewal
Notice &
② Provision 25
of Gaius Poehler
lease.
B.P.

From: Ben Herding <ben@housinghubmn.com>

Sent: Wednesday, April 12, 2023 1:40 PM

To: *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>

Cc: joecollins@housinghubmn.com; tomgallagher@housinghubmn.com; Demetrius Sass <Demetrius.Sass@ci.stpaul.mn.us>; Lynne Ferkinhoff <Lynne.Ferkinhoff@ci.stpaul.mn.us>; Angie Wiese <angie.wiese@ci.stpaul.mn.us>; Mai Vang <mai.vang@ci.stpaul.mn.us>; megan@housinghubmn.com

Subject: Re: Rent Appeal Notice 476 Herschel St Apt. 10

Thanks Sonia,

I am a little confused as Glaus has not been issued a renewal with an increase. He is currently on a month to month lease and has been for almost a year at the same rent.

How can he appeal a rent increase when there wasn't one?



Sender notified by [Mailtrack](#) 04/12/23, 01:34:11 PM

On Wed, Apr 12, 2023 at 1:12 PM *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us> wrote:

Good Afternoon Mr. Poehler, Mr. Collins, and Mr. Gallager,

Attached is the notification of a Legislative Hearing to consider the appeal in Mr. Poehlers' rent increase at 476 Herschel St. Apt. 10.

As indicated in my letter, the hearing is scheduled for May 22 at 1pm May 21 at 1 p.m.

For your reference, I have also attached Mr. Poehlers' appeal form, the DSI Summary, and the Landlord Notification.

Please reach out to me with any questions.



Sonia Romero,

Executive Assistant

Rent Stabilization

Pronouns: she/her

Saint Paul City Council

320 City Hall, 15 W. Kellogg Blvd.

Saint Paul, MN 55102

P 651-266-8568

rentappeals@ci.stpaul.mn.us

www.StPaul.gov



Ben Herding, MBA

Chief Operating Officer

651-488-2437 x109 / ben@housinghubmn.com
HousingHubMN.com

351 Kellogg Blvd East, St. Paul, MN 55101

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[Book a Meeting with Me](#)

Matthew Eichenlaub
Housing Attorney
HOME Line
8011 34th Ave S, Suite 126
Bloomington, MN 55425
phone: 612/255/8866
fax: 612/728/5761
www.homelinemn.org



Lease Renewal Notice

Date: 03/01/2022

RE: Lease Renewal and Rent Adjustment

Dear Tenant(s),

As you know your lease expires on 09/30/2017 and we'd would love to keep you as a tenant! It is never a pleasant task to adjust rents, however, rents must be changed at times to keep up with cost of rising insurance, property taxes, utilities, etc. and to fund future improvements. Per city ordinance, rent increases will be no more than 3% higher than current base rent.

The following adjustment in rent will be effective 05/01/2022:

12-month lease: **\$ 795

Month-To-Month lease: **\$870

**The rent amounts above do not include any admin fees, pet, garage, parking, laundry, or storage charges that may also be owed. Please read the lease renewal and addendums for details.

In the event we do not receive your completed Lease Renewal, your current lease shall be extended under its original terms, except the duration shall change to **Month-To-Month** and your rent will **increase by \$200/Month**.

During a month-to-month tenancy, the Tenant(s) is(are) prohibited from giving a Notice to Vacate with move-out date between Nov 1st and March 31st. Landlord may change any term of a month-to month tenancy by giving notice to Tenant(s) in writing one month plus a day before the end of any given month.

If you have any questions regarding your Lease Renewal, notice incorrect information or for any reason you do not understand your Lease Renewal terms, please contact our lease renewal specialist at 651-488-2437 ext.101 or Renewals@HousingHubMN.com if you have any questions.

Thank you for your continued residency!

Housing Hub Property Management

This notice satisfies the automatic renewal provision requirement as stated in the Minn Stat. 504B.145.

MN Residential Lease Agreement (continued)

- i. Adding a pet requires the Tenant(s) to provide the Landlord with the pet type, breed, name, age, weight and current vet records detailing up-to-date vaccinations and current city required licensing.
 - ii. The following fees are also required upfront in order to add a pet: Nonrefundable Pet Fee, refundable pet deposit and pet rent. Two (2) pets max per unit.
 - iii. For removing a pet, the Tenant(s) must let the Landlord know of the removed pet and provide proof of the removed pet. The Landlord will update their system and the Tenant(s) file accordingly.
 - d. Timeline: Allow the Landlord one to two (1-2) weeks to approve any roommate or pet changes.
 - e. Once the process is completed, a new Lease Agreement must be signed by all Tenant(s) in the unit with a new lease start and end date GP (initial)
22. **Lease Termination:** Please contact the Housing Hub office for options, any associated fees, and other restrictions. Subletting is prohibited. Refer to Section 11 and Section 21.
23. **Lease Skip and Personal Property Abandonment:** If the Tenant(s) moves out of the premises before the Lease end date without giving proper sixty (60) days' notice to vacate, the Tenant(s) is responsible for all rent and any other costs and/or damages. Abandoned personal property of a Tenant(s) are belongings that are left inside or outside of a rented property after a Tenant(s) has moved out. Abandoned property will be disposed of by the Landlord however they choose after twenty-eight (28) days, or sooner with written permission from the Tenant(s). The Landlord will document and photograph all personal property left on the premises. The Tenant(s) is responsible for any and all on-site or off-site storage fees and disposal fees of their personal belongings pursuant to Minn. Stat. 504B.271 and 504B.365.
24. **Termination of Lease with Specified Ending Date (Notice to Vacate):** If Tenant(s) wishes to move out of the premises on the date this Lease ends, Tenant(s) must give Landlord the written 60-day Notice to Vacate using Housing Hub's **60-Day Notice to Vacate form ONLY**, two full calendar months prior to Lease expiration date, by the last day of the month, and will only be accepted with a month's end move-out date. If Tenant(s) fails to give proper notice, Landlord will provide an "Invalid 60-Day Move Out Notice", extend the Lease for one 60-day Notice Period and raise the rent if Tenant(s) stay past the initial Lease end date on page 1. If Tenant(s) and Landlord have not renewed this Lease or entered into a new Lease, this Lease shall be extended under its original terms except the duration shall be changed to month-to-month and the rent will increase by \$200.00/month. If Tenant(s) stays past 12:00AM (midnight) on the 2nd, they will be charged a full month's rent. For additional information, please refer to the 60-Day Notice to Vacate Addendum. GP (initial)
25. **Termination of Month-to-Month Tenancy:** A sixty (60) Day Notice to Vacate is required using Housing Hub's "60-Day Notice to Vacate" form by the last day of the month, even if the Lease has expired and/or is converted to a month-to-month tenancy. If the Tenant(s) choose month-to-month tenancy, the Tenant(s) is(are) prohibited from giving a 60-Day Notice with move-out date between Nov 1st and March 31st. Landlord may change any term of a month-to-month tenancy by giving notice to Tenant(s) in writing one month plus a day before the end of any given month.
26. **Active Military Personnel Lease Termination Consideration:** The Servicemembers Civil Relief Act (SCRA) helps protect active service members who are relocated due to deployment or permanent change of station (PCS). The protection begins on the date of entering duty and ends between 30-90 days after the date of discharge. If Tenant enlists, is drafted, or commissioned and on active duty in the Armed Forces of the United States and needs to break the lease, in accordance with the SCRA, a tenant must 1.) prove the lease was signed before entering active duty, 2.) prove they will remain on active duty for at least the next 90 days, and 3.) deliver a written **30-Day Notice to Vacate** the landlord accompanied by a copy of the orders to deploy / PCS or a letter from their commanding officer stating their pending deployment. Once the notice is delivered, received and confirmed, the 30-Day period will begin after the beginning on the following 1st.
27. **Eviction:** If the Tenant(s) violates any terms of this Lease, an eviction action may be brought immediately without prior notice to the Tenant(s). If the Tenant(s) violates a term of this Lease but the Landlord does not sue or evict the Tenant(s), the Landlord does not waive the right to evict, and the Landlord may still sue or evict the Tenant(s) for any violation of any term of this Lease. Under state law, a lawful seizure from any premises of any illegal object or substance, including drugs, constitutes unlawful possession of the premises by the Tenant(s) and is grounds for automatic eviction. For additional information, see attached Crime-Free/Drug-free Housing Addendum.



Minnesota Residential Lease Agreement

Property

Rental Property Address: 476 Herschel Street

Unit: 10, City/State/Zip Saint Paul, MN 55104

Tenant Information

Tenants/Cosigners (18 & older):

Email:

Phone:

Gaius Poehler Gaiuslove@yahoo.com 651-271-6724

Minor Occupants: N/A

N/A

Landlord Information

Owner of Premise: Herschel Apartments LLC

Landlord and Authorized Manager of Premises to accept service and give receipts (Required by Minn. Stat. §504B.181): Housing Hub, LLC, 351 Kellogg Blvd East, St Paul, MN 55101
651-488-2437

Deposit Information

Security Deposit: \$ 353.88 Refundable Pet Deposit: \$ 0.00

Pets Allowed? ☐ Y ☒ N Nonrefundable Pet Fee: \$ 0.00

Responsibilities

	Landlord	Tenant	Provider	Landlord	*RUBS
Heat:	☒	☐	☒	☐	☐
Electricity:	☐	☒	☒	☐	☐
Other Gas:	☐	☒	☒	☐	☐
Water:	☒	☐	Paid to	☐	☐
Trash:	☐	☒		☒	☐
Snow Removal	☒	☐	(refer to Lawn & Snow Clearing Addendum)		
Lawn Care:	☒	☐	(refer to Lawn & Snow Clearing Addendum)		

*RUBS relates to Ratio Utility Billing System (refer to Ratio Utility Billing System (RUBS) Addendum)

Terms of Lease

Select ONLY ONE

☐ Option #1 - Specific End Date

Monthly Rent Amount: \$ 795.00

Start Date: 05/01/2022

End Date: 04/30/2023

Other Rent: \$ 0.00

Utilities: \$ 20.00 (Trash fee)

Pet Rent: \$ 0.00

Tenant Insurance: \$ 0.00

Rent Credit: (\$ 0.00)

Monthly Admin Fee: \$ 9.00

Total Monthly: \$ 824.00

☒ Option #2 - Month to Month

Monthly Rent Amount: \$ 870.00

Start Date: 05/01/2022

Other Rent: \$ 0.00

Utilities: \$ 20.00 (Trash fee)

Pet Rent: \$ 0.00

Tenant Insurance: \$ 0.00

Rent Credit: (\$ 0.00)

Monthly Admin Fee: \$ 9.00

Total Monthly: \$ 899.00

Late Fee: 8% of gross rent

Appliances

Washer/Dryer: ☐ Y ☒ N

Range: ☒ Y ☐ N

Refrigerator: ☒ Y ☐ N

Dishwasher: ☐ Y ☒ N

Microwave: ☐ Y ☒ N

A/C: ☐ Y ☒ N

Water Softener: ☐ Y ☒ N

Subject Appeal for Rent Increase
To: [null <galuslove@yahoo.com>]
From Megan Peterson <housinghub-mail-system@housinghub.mailer.appfollo.us>
Date Thu, Apr 13, 2023 at 1:25 PM

Good afternoon,

I wanted to reach out in regard to your appeal for the over 3% increase through the city. I wanted to assure you that we are not increasing your rent personally. When an owner request rent to go over 3%, we put the request in for the building. That way we don't have to get approval for other renewals. You however are month to month. You are currently locked in at \$899, due to you selecting month to month in your previous lease renewal. I would like to go over a few things that I saw were sent in and help you out. Give me a call at 651-488-2437 ext. 101

Thank you

~Megan~
~Housing Hub~

Subject Follow up
To: [null <gaiuslove@yahoo.com>]
From Megan Peterson <housinghub-mail-system@housinghub.mailer.appfolio.us>
Date Mon, Apr 17, 2023 at 1:39 PM

Good afternoon, I just wanted to follow up with you about your maintenance requests and your concern about rent increase. Can you give me a call at 651-488-2437 ext. 101

Thank you.

~Megan~
~Housing Hub~



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8953 | Fax: 651-266-9124

Resident
476 Herschel St.
Unit 10
Saint Paul, MN 55104

03/28/2023

REQUEST FOR EXCEPTION TO 3% CAP
NOTICE OF DEPARTMENT DETERMINATION THROUGH SELF-CERTIFICATION

RE: 476 Herschel St.

Dear Resident:

On 3/21/2023, your landlord applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City.

However, this is not a Final Determination and rent cannot be increased in the next 45 days.

You have the right to appeal this determination to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, phone: 651-266-8568 and must be filed within 45 days of notice.

If there is no appeal within the next 45 days, the determination will be considered final, and your landlord may proceed with the rent increase between 3% and 8% as approved by the Department.

A full translation of the notice is available upon request from the City.

If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Sincerely,

Rent Stabilization Workgroup
Rent-Stabilization@ci.stpaul.mn.us
651-266-8553

SC 01/2023 - ENG

Attorney General Ellison wins relief for tenants whose landlord unlawfully withheld amounts from security deposits

Housing Hub to pay \$63,000, stop charging tenants for carpet cleaning, replacing batteries, lightbulbs, and filters at move out

AG's office will use the funds to refund tenants

March 13, 2023 (SAINT PAUL) – Minnesota Attorney General Keith Ellison announced today that his office has settled with a St. Paul-based property management company that illegally withheld amounts from tenants' security deposits. The settlement requires the company to provide refunds to its tenants and change its security deposit retention practices to comply with the law.

Under Minnesota law, landlords can withhold from security deposits only amounts reasonably necessary "to restore the premises to their condition at the commencement of the tenancy, ordinary wear and tear excepted." Instead, Housing Hub charged tenants (by withholding amounts from their security deposits) for items that needed to be replaced due to a tenant's ordinary use of the home. For instance, Housing Hub systematically charged tenants for professional carpet cleaning upon move-out even if the carpet's condition was not damaged beyond normal use. Additionally, Housing Hub charged tenants to replace smoke-detector batteries, lightbulbs, and furnace filters, which are all routine turn-over costs that Minnesota law prohibits landlords from shifting onto their departing tenants. Housing Hub also told tenants they were "required to leave the property in its original condition," and were required to take apart and clean their windows, stoves, vents, and light fixtures in order to obtain their security deposit back without deductions.

The Settlement, filed in Ramsey County District Court, requires Housing Hub to pay the State \$63,000, which the Attorney General's Office will use to provide restitution to the company's tenants who were illegally charged for carpet cleaning, and/or replacing batteries, lightbulbs, or filters. Among other things, the settlement also requires Housing Hub to remove from its lease provisions requiring tenants obtain or pay for professional carpet cleaning, and to stop charging tenants for batteries, lightbulbs, or filters. Housing Hub may only charge for damage to the home that rises beyond ordinary wear and tear. Additionally, if Housing Hub withholds amounts from tenants' security deposits for cleaning, the settlement also requires Housing Hub to provide tenants with evidence that the unit required professional cleaning to restore it to its original condition, ordinary wear and tear excepted.

"Having a safe, affordable roof over your head is essential to living with safety, dignity, and respect," Attorney General Ellison said. "Part of that is landlords following the law and returning tenants their security deposits. I am pleased that Housing Hub has agreed to refund its tenants and change its security deposit practices going forward."

5:20 100%
Hub withholds amounts from tenants' security deposits for cleaning, the settlement also requires Housing Hub to provide tenants with evidence that the unit required professional cleaning to restore it to its original condition, ordinary wear and tear excepted.

"Having a safe, affordable roof over your head is essential to living with safety, dignity, and respect," Attorney General Ellison said. "Part of that is landlords following the law and returning tenants their security deposits. I am pleased that Housing Hub has agreed to refund its tenants and change its security deposit practices going forward."

Attorney General Ellison encourages *any* tenants—not just Housing Hub tenants—who have had amounts withheld from their security deposits for normal wear and tear to contact the Minnesota Attorney General's Office by filling out the dedicated [Tenant Report Form](#) on the Attorney General's website. Minnesotans can also report violations by calling Attorney General Ellison's office at (651) 296-3353 (Metro) or (800) 657-3787 (Greater Minnesota).

The Official Website of Office of Minnesota
Attorney General Keith Ellison

The Office of
**MINNESOTA ATTORNEY GENERAL
KEITH ELLISON**

445 Minnesota Street, Suite 1400, St. Paul, MN 55101
(651) 296-3353 (Twin Cities Calling Area) • (800) 657-3787
(Outside the Twin Cities)
(800) 627-3529 (Minnesota Relay)

*The Minnesota Attorney General's Office values diversity and is an
equal opportunity employer.*

Subject Re: Little heat
To: [Gaius Poehler <gaiuslove@yahoo.com>]
From Gaius Poehler <gaiuslove@yahoo.com>
Date Mon, Apr 17, 2023 at 8:51 AM



Taken 8:49 AM *
* See details sheet

I love the truth.

Gaius Poehler

On Mon, Apr 17, 2023 at 6:10 AM, Gaius Poehler <gaiuslove@yahoo.com> wrote:

✓ Taken 5:59 AM *





I love the truth.

Gaius Poehler

On Mon, Apr 17, 2023 at 4:36 AM, Gaius Poehler
<gaiuslove@yahoo.com> wrote:

*Taken 4:32 AM **

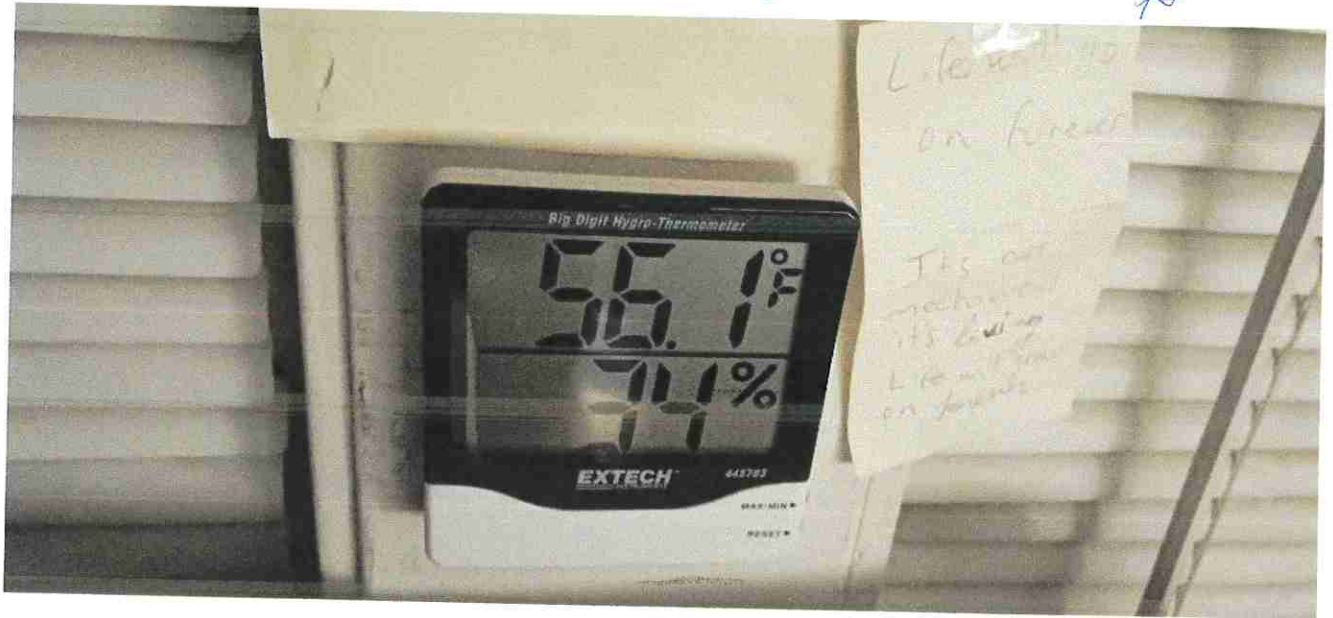


I love the truth.

Gaius Poehler

On Mon, Apr 17, 2023 at 2:24 AM, Gaius Poehler
<gaiuslove@yahoo.com> wrote:

/ Teller 2:23 AM
*



I love the truth.

Gaius Poehler

On Mon, Apr 17, 2023 at 1:10 AM, Gaius Poehler
<gaiuslove@yahoo.com> wrote:





↓ Taken 1:064M *

Having to try to sleep next to a space heater in a room that isn't my normal bedroom.

I love the truth.

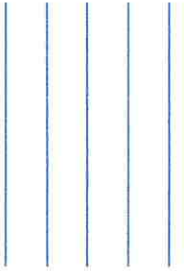
Gaius Poehler

On Mon, Apr 17, 2023 at 12:55 AM, Gaius Poehler <gaiuslove@yahoo.com> wrote:

↓ Taken 12:52 AM *



This despite all my windows closed and the space heater on full blast. And this occurring regularly and not being fixed by Housing Hub.

A decorative graphic consisting of seven vertical lines of varying colors (blue, green, yellow, blue, green, blue, blue) and widths, positioned to the left of the text.

I love the truth.

Gaius Poehler

< Details

Edit



April 17, 2023 8:49 AM



20230417_084928.jpg

916.12 KB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/24 s 4.00mm ISO 400

White balance Auto No flash

< Details

Edit



April 17, 2023 5:59 AM



20230417_055923.jpg

1.76 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash

< Details

Edit



April 17, 2023 4:32 AM



20230417_043235.jpg

1.72 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash



< Details

Edit



April 17, 2023 2:23 AM



20230417_022314.jpg

1.72 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash

< Details

Edit



April 17, 2023 1:06 AM



20230417_010629.jpg

1.81 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/15 s 4.00mm ISO 3200

White balance Auto No flash



< Details

Edit



April 17, 2023 12:52 AM



20230417_005241.jpg

1.77 MB 4080x1836

/SD card/DCIM/Camera



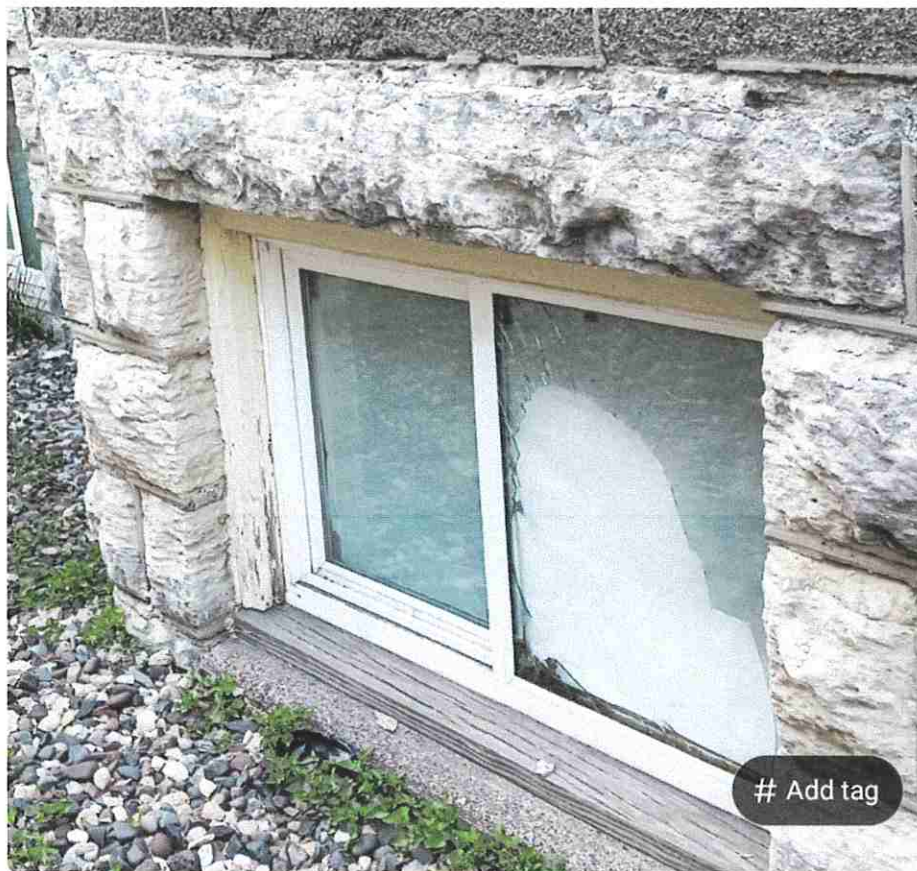
Samsung SM-A136U

F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash

8:45

N 81%



May 21, 2023 8:05 PM

[Edit](#)

20230521_200523.jpg
/SD card/DCIM/Camera

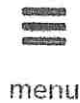
Samsung SM-A136U

3.64 MB 4080x1836 7MP
F1.8 0.0ev 1/30 s 27mm ISO 160





Taken on 5/21/2023.

HOUSING HUB
Property Management & Real Estate Services

This request was canceled on
03/01/2023.

Window**COMPLETED**

A homeless person broke a basement outside window on 474 Herschel on Monday, February 20th, 2023. The broken window is on the south side of the building and is easily visible and it's glass pane needs to be replaced.

Requested by You on 02/24/2023 5:36PM

Maintenance Request #52613-1

This request was completed on
03/06/2023

Request was
not completed
See Picture
of hole in
window taken
on 4/1/2023
GP.

Other Maintenance - Not Listed

Please clean the 476

COMPLETED

Herschel hallways. They haven't been cleaned for decades. Vacuuming does not fully clean them and keep them safe for the tenants. Thank you!

Requested by You on 02/18/2023 7:30PM

Maintenance Request #52478-1

This request was completed on
02/20/2023

Showing 3 of 6 | [Show more](#)

Housing Hub, LLC

(651) 488-2437

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appfolio

Subject Housing Hub, LLC - Maintenance Request #52613-1 Received
To: [<gaiuslove@yahoo.com>]
From <donotreply@appfolio.com>
Date Fri, Feb 24, 2023 at 5:36 PM

Hello Gaius Poehler,

Your maintenance request has been successfully submitted. Your maintenance request number is #52613-1.

Maintenance request details:

A homeless person broke a basement outside window on 474 Herschel on Monday, February 20th, 2023. The broken window is on the south side of the building and is easily visible and it's glass pane needs to be replaced.

Thank you for choosing Housing Hub, LLC.

Housing Hub, LLC

(651) 488-2437

<http://www.housinghubmn.com>

appfolio



474 Herschel South
window unrepaired
for several weeks
Picture taken 4/1/2022

7:18

97%

< Details

Edit



April 1, 2023 6:59 PM



20230401_185903.jpg

3.29 MB 4080x1836

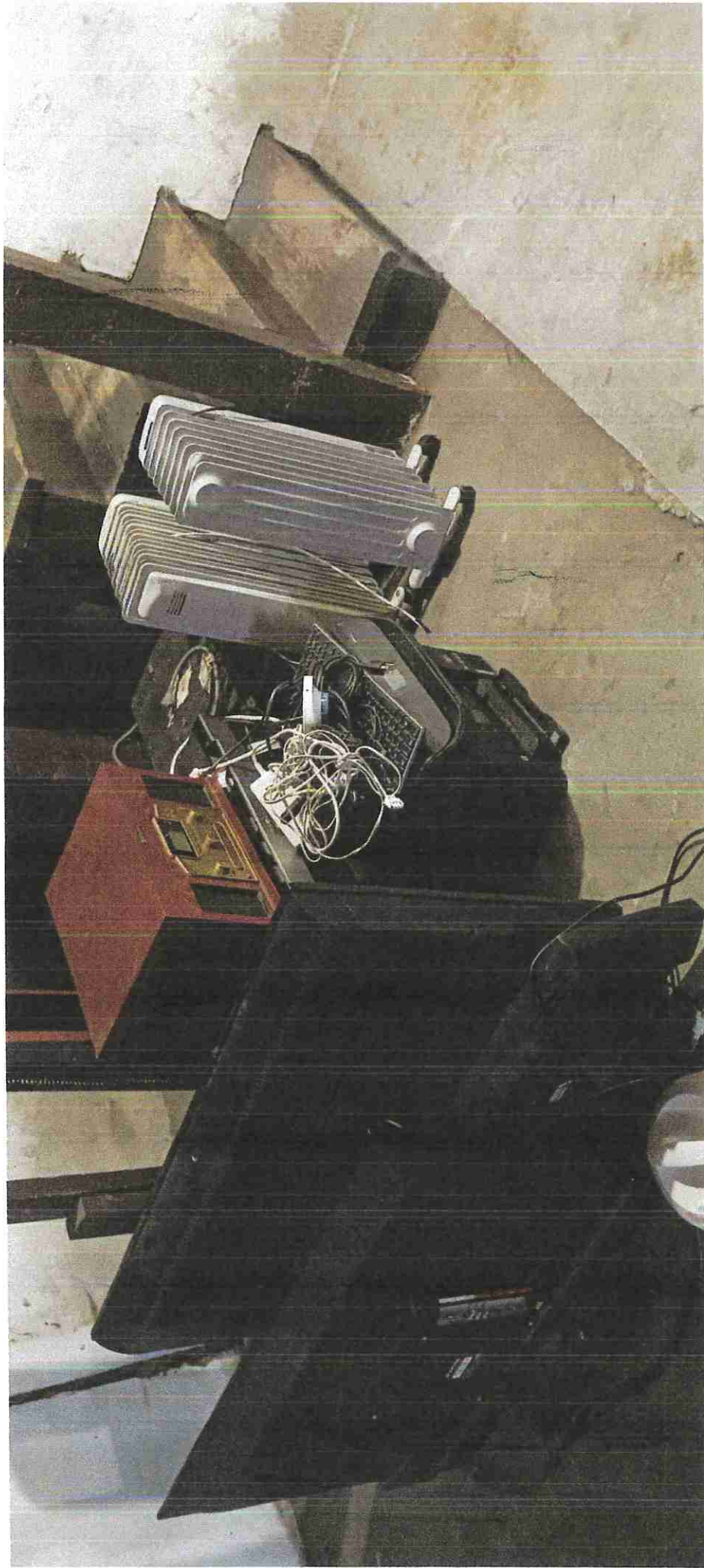
/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/50 s 4.00mm ISO 80

White balance Auto No flash



Unclaimed Items left in basement
laundry room for several
months. Items were illegally
left in the 468 - 478 Herschel
dumpster located on South side of
468 Herschel.

* Picture taken
4/1/2023

< Details

Edit



April 1, 2023 7:00 PM



20230401_190008.jpg

2.26 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/17 s 4.00mm ISO 1600

White balance Auto No flash



Closed Maintenance Requests

Not Maintenance Related **CANCELED**

Please take these electronics and appliances that have been at the foot of the 468 Herschel basement laundry room steps for years; many of them were illegally put in the nearby 468 Herschel dumpster. Repowered, (formerly Tech Dump) in St Paul (see link for locations) has contracted with Ramsey County and will now take most of these items for free.

Here is a link to Repowered's listing the items they take:

<https://getrepowered.org/certified-recycling/items-we-recycle/>

Repowered locations:

<https://getrepowered.org/certified-recycling/drop-off-locations/>

Ramsey County link describing Repowered's affiliation with Ramsey County:

<https://www.ramseycounty.us/resident-s/recycling-waste/collection->



menu



HOUSING HUB

Property Management | Eco-Educators

Ramsey County and will now take most of these items for free.

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Repowered locations:

<https://getrepowered.org/certified-recycling/drop-off-locations/>

Ramsey County link describing Repowered's affiliation with Ramsey County:

<https://www.ramseycounty.us/residents/recycling-waste/collection-sites/electronics-recycling#sidebar-contact-callout>

Thanks!

Requested by You on 03/01/2023 3:45PM

Maintenance Request #52724-1

This request was canceled on 03/01/2023.

Subject Illegally dumped items still in the 468 Herschel laundry room basement
To: [Jennifer Miglio <jennifer@housinghubmn.com>, tgallagher@housinghubmn.com <tgallagher@housinghubmn.com>]
From Gaius Poehler <gaiuslove@yahoo.com>
Bcc: [Matt Eichenlaub <matte@homelinemn.org>]
Date Tue, May 3, 2022 at 11:28 AM

Jennifer and Dadders Estates LLC,

People, some whom are tenants and others who are not tenants of 467-478 Herschel, are illegally dumping non-disposable items into the dumpsters next to 468 Herschel, St. Paul, MN 55104 (located on south side of building)

In lieu of my recent (5/1/2022) rent increase of \$104, and that I was previously taking such previously described illegally dumped televisions and other things to the appropriate centers for processing out of my own pocket, and that the St Paul Department of Public Works doesn't pick up illegally dumped items left on private property and that I have twice (see amongst emails below) asked Housing Hub to appropriately process these items themselves and Housing Hub per approval from its owners Dadders Estates, LLC has still not appropriately processed these items (in front of the washing machines and dryers owned by Dadders Estates, LLC that Dadders Estates LLC several months ago promised to take to a junkyard but left behind in this basement (all shown in the attached photo taken today, 5/3/2022)), I have reported this now to the city of Saint Paul.

Gaius Poehler, Apt 10, 476 Herschel

P.S.

Jennifer, thanks for your courtesy; you've done all you can; and Dadders Estates LLC needs to act on my and your attempts to take care of this and ensure that illegally thrown away items like this are appropriately legally processed.

The young man who last year picked up the items (the maintenance request says completed 8/16/2021, but I don't remember the 2 dates he was here; the size of his trailer made him have to remove the items in 2 loads) said things in property basements pile up unbeknownst to management unless a maintenance request is made by a tenant who notices it.

I emailed Jennifer on October 29th, 2021 about more appliances left in the dumpster that I put in the 468 Herschel laundry room basement and Jennifer may have forgotten to make the maintenance request for a tech to pick them up that she on November 1, 2021 said she'd make. In the meantime, more appliances have been left in the 468 Herschel dumpster that I put in the 468 Herschel laundry room basement. Though I reported it to the city who in an email to me said they'd contact Housing Hub about it, I'll make a maintenance request for a Housing Hub maintenance person to like last year, pick up the items in the picture up and take them to an appropriate site for processing. Here again is a link where to take said items:

<https://www.ramseycounty.us/residents/recycling-waste/a-z-disposal-guide>



Emails below proceed chronologically from top to bottom:

Jennifer Miglio <jennifer@housinghubmn.com>
To: Gaius Poehler
Cc: tgallagher@housinghubmn.com

Subject Re: Stain on floor on second floor
To: [<jennifer@housinghubmn.com>]
From Gaius Poehler <gaiuslove@yahoo.com>
Date Mon, Feb 13, 2023 at 7:31 PM

Jennifer,

Unfortunately, Housing Hub's maintenance request page won't permit somebody to come out to clean the carpet.

The entire 476 hallway carpet needs to be cleaned due to years of having not been cleaned, and that is the company's responsibility, not tenant responsibility.

7:27  

    80% 



menu



HOUSING HUB
Property Management | Real Estate Advisors

www.hhs.gov/coronavirus/economic-impact-payments

Resident Responsibility

Our system has detected that this issue is considered **resident responsibility**.

What this means:

- You are trusted to take care of this issue yourself
- Housing Hub, LLC **will not** send a

maintenance worker out to resolve the
issue

I acknowledge that this is my responsibility to
resolve *

Yes

No

Back

Submit Request

Date Created

02/13/2023



I love the truth.

Gaius Poehler

On Mon, Feb 13, 2023 at 4:44 PM, Gaius Poehler
<gaiuslove@yahoo.com> wrote:

Will do. I'll place one.

I love the truth.

Gaius Poehler

On Mon, Feb 13, 2023 at 3:36 PM, Jennifer Miglio
<jennifer@housinghubmn.com> wrote:

Hello Gaius, have you placed a work order?



Jennifer Miglio
Tenant Coordinator

jennifer@housinghubmn.com

HousingHubMN.com

351 Kellogg Blvd East, St. Paul, MN 55101

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Sender notified by
[Mailtrack](#)

On Sun, Feb 12, 2023 at 2:19 PM Gaius Poehler <gaiuslove@yahoo.com> wrote:
Jennifer,

There's a white stain on the floor on the second floor by (476 Herschel) Apartment 8 near the steps. I don't know who caused it, but can you send someone out to clean it up?
Furthermore, the entire 476 Herschel hallway carpeting probably could use a shampooing as it hasn't been cleaned for years. I noticed there's also permanent footprint marks on the steps leading up to the second floor that could be cleaned.

Thanks!

Gaius Poehler
Apartment 10, 476 Herschel

I love the truth.

Gaius Poehler



all he needs to do is fill the 4/4-4/0
Herschel boiler up with water which
will then allow it to heat the units. As
I've said several times, various heaters
like mine leak at the valve which then
depletes the water where he has to fill
it/the boiler up again. See picture of
my thermometer which has it at 60° in
my bedroom.

Gaius Poehler, Apt 10, 476 Herschel

Requested by You on 01/17/2023 9:36AM

Maintenance Request #51876-1

This request was canceled on
01/17/2023.

Heater

COMPLETED

The hallway heater just before the
third level by the stairs in 476
Herschel is leaking. You can see the
water dripping down the wall.

Requested by You on 01/06/2023 11:22PM

Maintenance Request #51668-1

This request was completed on
01/08/2023

4/1/2023
Water is
still dripping
out of the
hallway heater
JP

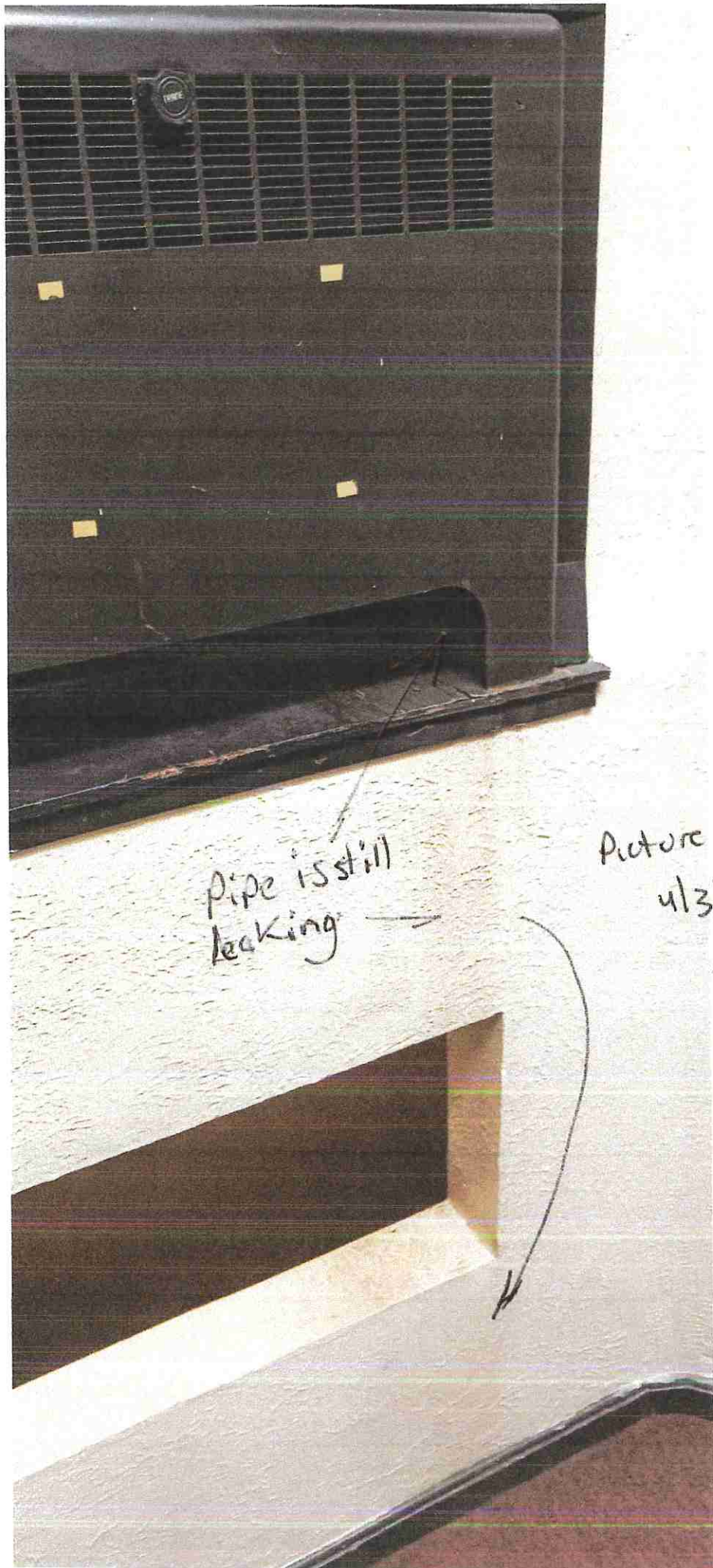
Showing 6 of 6

Housing Hub, LLC

(651) 488-2437

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appfolio



Pipe is still
leaking

Picture taken
4/3/2023
J.A.

< Details

Edit



April 3, 2023 9:21 AM



20230403_092146.jpg

1.84 MB 1836x4080

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/24 s 4.00mm ISO 320

White balance Auto No flash





Picture
taken on
April 12,
2023
(See sheet).

476 Herschel
Hillway
connecting
showing footprints
& not cleaned
for years
despite
email to Hastings Hub
main entrance
request on
2/13/2023

< Details

Edit



April 12, 2023 8:50 PM



20230412_204959.jpg

1.89 MB 1836x4080

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/10 s 4.00mm ISO 5000

White balance Auto No flash

Subject Re: Stain on floor on second floor
To: [<jennifer@housinghubmn.com>]
From Gaius Poehler <gaiuslove@yahoo.com>
Date Mon, Feb 13, 2023 at 7:31 PM

Jennifer,

Unfortunately, Housing Hub's maintenance request page won't permit somebody to come out to clean the carpet.
The entire 476 hallway carpet needs to be cleaned due to years of having not been cleaned, and that is the company's responsibility, not tenant responsibility.

7:27  

    80% 


menu



www.irs.gov/coronavirus/economic-impact-payments

Resident Responsibility

Our system has detected that this issue is considered **resident responsibility**.

What this means:

- You are trusted to take care of this issue yourself
- Housing Hub, LLC **will not send a**

maintenance worker out to resolve the
issue

I acknowledge that this is my responsibility to
resolve *

Yes

No

Back

Submit Request

Date Created

02/13/2023



I love the truth.

Gaius Poehler

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Will do. I'll place one.

I love the truth.

Gaius Poehler

On Mon, Feb 13, 2023 at 3:36 PM, Jennifer Miglio
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Hello Gaius, have you placed a work order?



Jennifer Miglio
Tenant Coordinator

jennifer@housinghubmn.com

HousingHubMN.com

351 Kellogg Blvd East, St. Paul, MN 55101

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Sender notified by
[Mailtrack](#)

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Jennifer,

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Furthermore, the entire 476 Herschel hallway carpeting probably could use a shampooing as it hasn't been cleaned for years. I noticed there's also permanent footprint marks on the steps leading up to the second floor that could be cleaned.

Thanks!

Gaius Poehler
Apartment 10, 476 Herschel

I love the truth.

Gaius Poehler



Picture
taken
4/13/2003.

Leaves still
at County Yard
haven't been
taken to Ransley
County Yard
West Site
despite my
11/3/02
maintenance
request for
that to happen.
Y.P.

Photo taken in parking lot

Subject Housing Hub, LLC - Maintenance Request #50298-1 Received
To: [<gaiuslove@yahoo.com>]
From <donotreply@appfolio.com>
Date Thu, Nov 3, 2022 at 4:39 PM

Hello Gaius Poehler,

Your maintenance request has been successfully submitted. Your maintenance request number is #50298-1.

Maintenance request details:

Please take the leaves I bagged to the Ramsey County yard waste site on Pierce Butler route.

[https://www.google.com/search?](https://www.google.com/search?q=Ramsey+County+yard+waste+site+Pierce+Butler+route&client=ms-android-att-us-rvc3&sourceid=chrome-mobile&ie=UTF-8&inm=vs)

[q=Ramsey+County+yard+waste+site+Pierce+Butler+route&client=ms-android-att-us-rvc3&sourceid=chrome-mobile&ie=UTF-8&inm=vs](https://www.google.com/search?q=Ramsey+County+yard+waste+site+Pierce+Butler+route&client=ms-android-att-us-rvc3&sourceid=chrome-mobile&ie=UTF-8&inm=vs)

Thank you for choosing Housing Hub, LLC.

Housing Hub, LLC

(651) 488-2437

<http://www.housinghubmn.com>

appfolio

Subject This maintenance crow test was not finished as listed
To: [Jennifer Miglio <jennifer@housinghubmn.com>]
From Gaius Poehler <gaiuslove@yahoo.com>
Date Fri, Dec 2, 2022 at 6:38 PM

Jennifer,

Please see screensave.

6:30

N [Signal Icons] 100% [Battery Icon]

✓ **Success! Your Maintenance Request has** ✕
been sent to Housing Hub, LLC.

and a new back fixture is work. The
entire fixture needs to be replaced.

Requested by You on

COMPLETED

11/12/2022 3:16PM

Maintenance Request #50522-1

This request was completed on
11/14/2022

Please take the leaves I bagged to the
Ramsey County yard waste site on
Pierce Butler route.

[https://www.google.com/search?](https://www.google.com/search?q=Ramsey+County+yard+waste+site+)
[q=Ramsey+County+yard+waste+site+](https://www.google.com/search?q=Ramsey+County+yard+waste+site+)

Pierce+Butler+route&client=ms-
android-att-us-
rvc3&sourceid=chrome-
mobile&ie=UTF-8&inm=vs

Requested by You on

COMPLETED

11/03/2022 4:39PM

Maintenance Request #50298-1

This request was completed on
11/22/2022

The dumpster is overflowing in part
because people moved out of one or
more of the 467-478 Herschel
apartments and left a lot of their stuff
in said dumpsters and because there
are lots of 4th of July fireworks boxes



This maintenance request claims to have been finished on November 22nd. The bagged leaves are all still there on the east side of 468 Herschel, and were never taken to the Ramsey County yard waste site. Please take them to the Ramsey County waste site.

Thank you!

Gaius Apt 10, 476 Herschel

I love the truth.

Gaius Poehler