



APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

RECEIVED

MAY 30 2025

CITY CLERK

Saint Paul City Council – Rent Stabilization
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, MN 55102
651-266-8568

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable (payable to the
City of Saint Paul) 784279
- ☒ Copy of the Department of Safety & Inspections
Determination Letter
- ☒ Attachments you may wish to include
- ☒ This appeal form completed
- ☒ Walk-In ☐ Email ☐ US Mail

HEARING DATE & TIME

(provided by Rent Stabilization Appeals Staff)

DATE: Thursday
June 26, 2025

TIME: 2:00 p.m.

LOCATION OF HEARING:

Room 330 Saint Paul City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

Address Being Appealed:

1430 York Ave APT 309
Number & Street & Unit Number (if applicable)

Saint Paul MN 55106
City & State Zip Code

Appellant:

Sova Lee
Appellant Name

612-417-9998
Preferred Phone Number

[Signature] 5-30-2025
Signature & Today's Date

LeeXMN89@hotmail.com
Email

Alternate Phone Number

Tenant
Is Appellant: Property Owner/ Manager OR Tenant ?

Property Owner (if other than appellant):

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

What Is Being Appealed and Why? Attachments Are Acceptable

I am appealing the increase exception
to the 3% limit. please see attachments
for explanation.

Overview

Rent Stabilization Appeal Hearings provide the forum for reviewing appeals of **Department of Safety & Inspections** (DSI) determinations on applications for an exception to the City's 3% rent increase cap. The hearing offers landlords, tenants, and other interested parties the opportunity to appeal and testify about the determination on these applications. The hearings are conducted by the Hearing Officer who makes a recommendation to the City Council. The Hearing Officer may recommend that the City Council reverse, approve, or approve in part, DSI's determination. Appellants not satisfied with the recommendation of the Hearing Officer also have the opportunity to be heard before the City Council if they wish to appeal further.

Filing an Appeal for Rent Stabilization Determination

Appeals **must be filed no later than 45 days after the date of the determination** of the Department of Safety & Inspection (DSI) on the application for an exception to the City's 3% rent increase cap.

In Person Appeals: fill out the appeal form in our office at the City Hall/Courthouse 15 Kellogg Blvd. West, Room 310 Monday through Friday between 8 a.m. and 4:30 p.m.

Emailed: download an appeal form below, complete it and email to **rentappeals@ci.stpaul.mn.us**, along with a copy of the DSI Determination, and any evidence you would like the hearing officer to consider. You will need to mail the \$25 filing fee separately (Check should be made to: City of Saint Paul) to:

Rent Stabilization Appeals
310 City Hall 15 Kellogg Blvd. West
Saint Paul, MN 55102

U.S. Mail Appeals: download an appeal form below OR contact our office and we will mail a form. Complete it and send it to the above address with the \$25 filing fee and any evidence you would like the hearing officer to consider.

Scheduling Your Appeal Hearing

Hearings are scheduled during the **2nd and 4th week of the month.**

The date and time of the hearing for those applications submitted in person will usually be set at that time. Mailed applications will be copied and returned to the appellant with the date and time clearly indicated on the form. Generally, appeal hearings are scheduled one to four weeks after the application is submitted.

What to Expect at the Hearing

For each appeal, City Staff will give a report and appellants will be given time to present information, testimony, or other documents. The Hearing Officer will consider these items to develop a recommendation for Council. The hearings are informal, but it is still expected that cell phones be turned off and both City staff and appellants will address one another respectfully. Please email **rentappeals@ci.stpaul.mn.us** or call **651-266-8568** with questions about the application or appeal process.

***** If you need an interpreter for your hearing, please call 651-266-8568 to arrange. *****

El día 5/7/2025, el dueño de su vivienda solicitó una excepción al límite del 3% de aumento del alquiler según el Capítulo 193A del Código Legislativo de Saint Paul. Se ha **concedido** la aprobación del Departamento para la excepción mediante el proceso de autocertificación proporcionado por la Ciudad. Sin embargo, esta no es una resolución definitiva y no se puede aumentar el alquiler en los próximos 45 días.

Taariikhdu markay ahayd 5/7/2025, Mulkiilaha gurigaagu wuxuu dalbaday ka reebis 3% ee kirada kor loogu qaadayo cutubka 193A ee xeerka sharci dejinta ee Saint Paul.

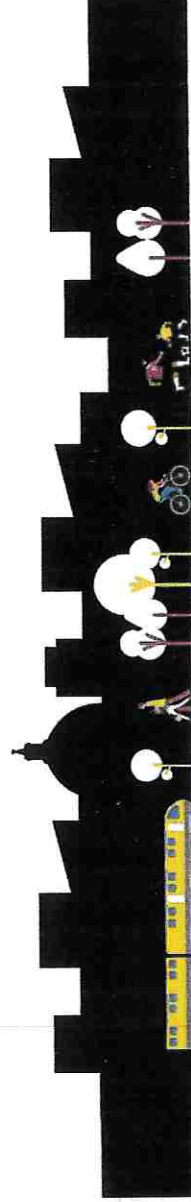
Ogolaanshaha waaxdu marka laga reebo waxa lagu ogolaaday habka is-aqoonsiga ee ay bixiso Magaaladu.

Si kastaba ha ahaatee, tani maaha go'aan kama dambays ah oo kirada lama kordhin karo 45ka maalmood ee soo socda.

Tshooj natwm ko nga ture ture a Saint Paul 3% mo te pikinga o te rihni ka werohia i te 5/7/2025, los ntawm koj tus tswv tsev. Los ntawm cov txheej txheem kev lees paub tus kheej uas **muaj los ntawm** Lub Nroog, lub tuam tsev tau rang muab tshem tawm rau qhov kev zam.

Tab sis vim qhov no tsis yog qhov kev txiav txim zaum kawg, tus nqi xauj tsev tsis tuaj yeem nce hauv 45 hnub tom ntej.

လာ 5/12/2025 နံနက် ၅:55နာရီကစ၍ ဖူးကဲဝဲလောက်
 ကွက်ကပ်ကွက်ဆူ 3% cap လောက်ဟုတ်အလဲအစီအစဉ် 193A
 Saint Paul's ကိုသိပ်တင်၍ အသံအလွန်လေး၊ ဝဲကွက်အသံလေး၊ ကျွန်ုပ်တို့
 တက်ကွက်ကပ်ကွက်အနီ **ဟုတ်လီဟုတ်စာ**၊ ဒီစဉ် ဘီးဘုတ်သုညအတက်ကပ်တံ၊
 အကွက်ဟုတ်လီလောက်နဲ့ပေါ့၊
 ဘုတ်ဆပ် သန့်ကွက် တံအံ၊တောနီ လာခံကတက်တံ၊လီ၊တံတံ ဦး တံဟုတ်
 အလဲအစီအစဉ် ဖဲစရာပါ 45သံအတိုပုန့်တံလီ။





**375 Jackson Street
Suite 220
Saint Paul, MN 55101-1806**

Resident

Saint Paul, MN 55106-4397

SC 01/2023

[illegible]

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.

Puede solicitar a la ciudad una traducción completa de la notificación. Si tiene preguntas, comuníquese con el Grupo de Trabajo de Estabilización del Alquiler mediante la dirección de correo electrónico que se menciona a continuación.

Haddii aad wax su'aalo ah qabtid, fadlan la xiriir Kooxda Shaqaalaynta Xakameynta Ijaarka adigoo isticmaalaya ciwaanka emailka hoose.

Lub Nroog tuaj yeem muab kev txhais lus ua tiav rau koj raws li qhov kev thov. Thov hu rau Rent Stabilization Workgroup ntawm email chaw.nvob@hauv.dab.no yog tias koj muaj lus nug.

တၢ်ကွဲးကျိၣ်ထံကတၢၢ်လၢ လၢာ်ဘိးဘၣ်သ့သ့ၣ်သ့ၣ်အီၤ မၤန့ၣ်အီၤသ့ မတၢ်ယုၤကညးသ့ၣ်အီၤလၢ၊ ခုၤမၤဒီးဒီး တၢ်သံက့ၢ်တၢ်ခါဆ့ၣ်
Stabilization Workgroup လၢအစီလၢာ်သ့ၣ်လၢ။

Dear Hearing Officer,

I recently receive a notice in my mail that my landlord or property management has apply for a rent increase (originally cap at 3%) exception and this is my supplemental letter to appeal the rent increase by my landlord or property management. This is referring to the 12 months contract rental increase limit cap that was approve and went into effect in May 2022.

There are several reasons why I oppose the landlord or property management rent increase exception application or request. I know these reasons are not base on the apartment's financial reports and since I am not able to obtain the apartment's financial reports (they are not public) then there is no way to examine and challenge it from a financial perspective (like doing or repeating maintenance that was not necessary or unreasonable hiring of extra staff etc.).

I am asking for you to at least please hear me out and consider these reasons as well or send it to someone who can. The first reason is that this apartment is an older building (so meaning it's not like we are living in some brand new build apartment complex). The apartment carpets (the hallways, entrance and in my unit) has been the same since I started renting here (4+ years ago) and there is a lot of crime in our apartment parking lot as well (such as car break in over and over again) and there has not really been any 'improvement' to apartment security (my car and garage has been broken into also while renting here so I have been a victim of it as well).

Second reason is that I am a single person occupying the apartment rental unit so typically if you are just one person you get charge almost the same as having two people on the lease or rental agreement (this means two people can split the rent but a single person cannot) so I believe this is already unfair by design and it makes it hard on me already. I do not have a significant other as of right now but I do hope to have one in the future.

Third reason is because I am a good tenant who has been at this apartment for a long time (4+ years) and has always paid my rent on time. I do not ask much from the property management unless it is absolutely needed. I also barely ever request maintenance either and I remember the one time I did request maintenance for a 'small' carpet repair it was hold off for I believe longer than six months (meaning apartment maintenance did not fix it in a timely manner). Also, the work they did to fix the small carpet repair was really cheap as well (such as just glueing down a carpet cut from another piece where the color does not even match either). My garage was broken into from the inside recently (I do have the police report number if needed) and when they repair it, they just hammer in a wooden plywood board (does not even blend in or match either) which did not even fully cover the

damage openings. My point here is that the carpet and garage repair are cheap fix so therefore this is another reason why my rent increase should not go above the 3% limit.

The number four reason to also take into consideration is inflation (items and food cost) and job pay raise (if you are lucky you will get a average small raise like 0.35-80 cents increase in pay per year and if you ask about it too much or you want a higher raise then you might just get replace with a cheaper worker who can do your job for less). Some of my friends have told me that their rent had increase a lot but their pay at their job has not (Think of it like how can the rent increase by like 20% when the tenants do not even get a pay raise increase of 20%... make it make sense?). It used to be that landlords can just increase your rent as much as they want while the tenant cannot just increase their pay as much as they want (average pay raise are only like 3-4% or 0.35 to .80 cents per year if you even get one) so government oversight, regulation and rent cap is very much needed in this sector or area (plus saint paul has originally voted to have a rent increase limit in the first place because it represents the best interest of the residents and/or renters in saint paul right?). This is one of the main reasons I feel that any increase above 3% is not justified.

Now in conclusion I am asking that the rent increase limit be kept at the current 3% rate for the reasons listed so I am oppose to any rent increase above the 3% rate.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Soua Lee', with a stylized, cursive script.

Soua Lee