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September 3, 2014

Steven Fischbach and Karin Rauba-Fischbach
4756 123rd Lane NE
Blaine, MN 55449

RE: Eviction Action Against Daniel Rivard, Deborah Rachal and Matthew Pinck
Our File No. 7026.00

Dear Steve and Karin:

Our office manager recently completed our August billings. So, I am sending you a copy of the bill, which is current through yesterday. When you originally contacted me regarding this matter, the first step was to attend the eviction hearing for the tenants based on their non-payment of rent. Appearing at an eviction hearing is a relatively straight-forward matter. Therefore, we accepted a \$500 retainer and agreed to attend the hearing on your behalf.

However, at the hearing I received notice that the matter would be contested, and the tenants would be seeking rent abatement based on habitability issues as stated in the Fire Inspection Correction Notice. The matter was set for trial to occur on Monday, September 8, 2014 at 1:30 PM at the Ramsey County Courthouse. I have attached a copy of the Court's Order setting the matter for trial.

Based on the fact that the matter is contested and the numerous factual issues and disputes with the tenants, I have spent a great deal more time on your file than a typical appearance in housing court. Through yesterday, I have spent 9.5 hours for a total balance due of \$1,662.50. This amount does not include the \$500 retainer, which will reduce the unpaid balance to \$1,162.50.

Generally, when a client's first bill exceeds their retainer, the firm likes to send a brief letter of explanation of the billing, along with a discussion of the need to keep current in order for the firm to continue working on the matter.

To that end, I spoke with Lisa Hollingsworth, the Legal Aid attorney who is working with the tenants. Unfortunately, she informed me the tenants do not wish to move out. I reiterated that the tenants had indicated in past communications that they wished to be let out of

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Eviction Action

Fees

		Rate	Hours	
06/20/2014	JFM Conference with Christopher Huntley regarding eviction referral; Review eviction issues related to claims for breach of lease based on smoking and tenants not on lease; Telephone conference with Steve Fischbach regarding background of issues with tenants and options;	175.00	0.40	70.00
06/23/2014	JFM Telephone conference with Steve Fischbach regarding issues of broken window by tenant and issue of threatened personal injury lawsuit; Send email information to Steve Fischbach and request for copy of lease;	175.00	0.30	52.50
08/19/2014	JFM Review voicemail from Steve Fischbach regarding attendance at Unlawful Detainer hearing; Telephone conference with Steve Fischbach regarding attendance at hearing, billing rate, and need for retainer;	175.00	0.20	35.00
08/22/2014	JFM Telephone conference with Steven Fischbach regarding retaining services for eviction action; Conference with Steven Fischbach regarding details of action for eviction based on nonpayment; Draft representation agreement; Analysis of MNCIS regarding case status; Calendar eviction hearing; Review email from Steven Fischbach and attached documents regarding eviction and amounts due; Analysis of Ramsey County property records regarding listed owner of property; Draft email to Steve Fischbach			

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