



APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

RECEIVED

APR 25 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 *Receipt 784267*)
- ☐ 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, May 22*

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:

195 Dunlap St. South Apt. 23

Number & Street & Unit Number (if applicable)

St. Paul, MN

55105

City & State

Zip Code

Appellant:

Mary Freitag

Appellant Name

612-581-3291

Preferred Phone Number

Mary Freitag
Signature & Today's Date

4-25-2025

freitag.mary@yahoo.com

Email

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager *OR* Tenant ?

Property Owner (if other than appellant):

Midcontinent Management Company

Property Owner Name

651-291-0111

Preferred Phone Number

davernpark@midcontinentmgmt.com

Email

Alternate Phone Number

What Is Being Appealed and Why? Attachments Are Acceptable

I am appealing a rent increase of greater than 3 percent. Please see attached statement and documents/photos.

651 266 8560 City Council
offices

✓ 1000 \$ 25-1



SAINT PAUL
SAFETY & INSPECTIONS

3375 Jackson Street
Suite 220
Saint Paul, MN 55101-1806

Usted tiene derecho de interponer un recurso de apelación respecto de esta resolución ante el funcionario encargado de las audiencias legislativas. Las solicitudes para las apelaciones pueden obtenerse en la oficina del Secretario Municipal, 310 City Hall, Tribunal de la ciudad/concondo, 15 W Kellogg Blvd, Saint Paul MN 55102, teléfono: 651-266-8568, y debe presentarse dentro de los 45 días posteriores a la notificación. Si no se presentara ninguna apelación dentro de los siguientes 45 días, la resolución será considerada como definitiva y el dueño podrá proceder al aumento del alquiler entre el 3% y el 8%, según lo aprobado por el Departamento.

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.

Waxaad xaq u leedahay haddi ractaan ka qaadata go'aankan Iyadoo aadi u gudbinaysid Sargaalka Dhegysiga Shariidajinta.

Refcaamada waa in ay qorayl ahaadaan oo geeyaa Karraanka Magaalada ugu dambayn 45 mail hour city laga bililaabo taariikhda ogeystiska ku qoran. Codsiyaha rafcaanka waxa laga heli karaa Xafiiska Karraanka Magaalada, 310 Hall City, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, Telefoon: 651-266-9568. Haddii aanu jirin ractaan 45 mail hour gudaha, go'aanka waxa loo bixiyal in doonaa kama dambeys, mulkiitehaagu waxa laga yaabaa inuu jarka ku kordhiyo 3% illaa 8% sida ay ogolaaday Waaxdu.

Haddii aal d waxa aal ah qabbiid, fadlan la xiriir. Kooxda Shaqaalaynta Xakameynta laarka adigoo isticmaalaya waxaanka emailka hoose.

Koj raug tso cal los tawm tsam qhov kev txiav xwm lub rooj sib hais. Cov ntawv thov row hais dua muaj nyob ntawm Lub Nroog Tus Cwi Pwm Lub Chaw Haujlwm, 310 Lub Nroog Hall, Lub Nroog / Lub Nroog Lub Tsev Hais Plaub, 15 W Kellogg Blvd, Saint Paul, MN 55102, xov tooj: 651-266-8568, thiab yuav tsim xa txaj hauv 45 hnub ntawm kev ceeb toom. Yog tias tsis muaj kev thov row hais dua hauv 45 hnub tom ntej no, qhov kev txiav xwm siab yuav raug suav tias qhov kawg, thiab koj tus tswm tsej xaj vaem txuas nyob muaj nroog / Lub Tsev Haujlwm nom zon cov nti xali tsev nce ntawm 3% thiab 8%.

Lub Nroog uaj yeem muab kev txais lus ua tiav rau koj raws li qhov kev thov. Thov hu rau Rent Stabilization Workgroup ntawm email chaw nrov hauv qab no vog tias koj muaj lus nug.

[illegible][illegible]

Resident
195 Dunlap St S Apt 23
Saint Paul, MN 55105-2765

Rent Stabilization Workgroup/ Grupo
de Trabajo de Estabilización del
Alquiler/ Qeybta Xakameynta Ijaarka/
Rent-Stabilization@ci.stpaul.mn.us
651-266-8553 /

SC 01/2023

Lynn B. helped

4-25-2025

To The Legislative Hearing Officer:

Following are the reasons I am appealing a greater than 3 percent rent increase.

1. I do not know everyone in my apartment building, however, the number of tenants seems to have remained the same over the almost 10 years I have been here. I have attached a photo of the buzzer system which appears to indicate that there are no vacancies in this apartment building currently. Also, when looking at the landlord's website, no apartments show up for rent currently in the building in which I live. (Saint Paul Ordinance 193A.06 Factor 4)
2. No major updates have taken place in my apartment. The refrigerator, stove, cabinetry, doors, window blinds, wall paint, and carpeting are the same ones that have been in my apartment since I moved in in 2015. I have two air conditioners in my apartment. Each was replaced once a few years ago, and that was because they were not working properly. (Saint Paul Ordinance 193A.06 Factor 5)
3. There has been no increase in any services provided by the landlord. Management has recently repaved the driveway/parking lot and sprayed the grass, however that is something they do every year. They also designed a new logo for company vehicles, their website, and yard signage. The washing machines that were here when I moved in in 2015 were the same ones we have been using until Spring of 2025. I reported this as a maintenance issue many times and then I ultimately sent a video of the ways in which they were malfunctioning before management replaced them a few months ago. (Saint Paul Ordinance 193A.06 Factor 6)
4. The upkeep of the interior of the building has been deteriorating in the past years. The floors and carpeting are not kept as clean as they used to be, there are also parts of the structure in disrepair. I am unsure if this is due to less frequent attention or the efforts of the employee who is providing that service. I have attached 11 photos of the public areas of the apartment building. (Saint Paul Ordinance 193A.06 Factor 7)
5. Since I moved in in 2015, my rent has typically increased each year by right around 30 dollars. If my landlord is allowed to increase my rent by 7 percent this year, that will be an increase of \$84.35 per month, a significant increase compared to each of the past 9 years. I have attached a Word document illustrating this. (Saint Paul Ordinance 193A.06 Factor 9)

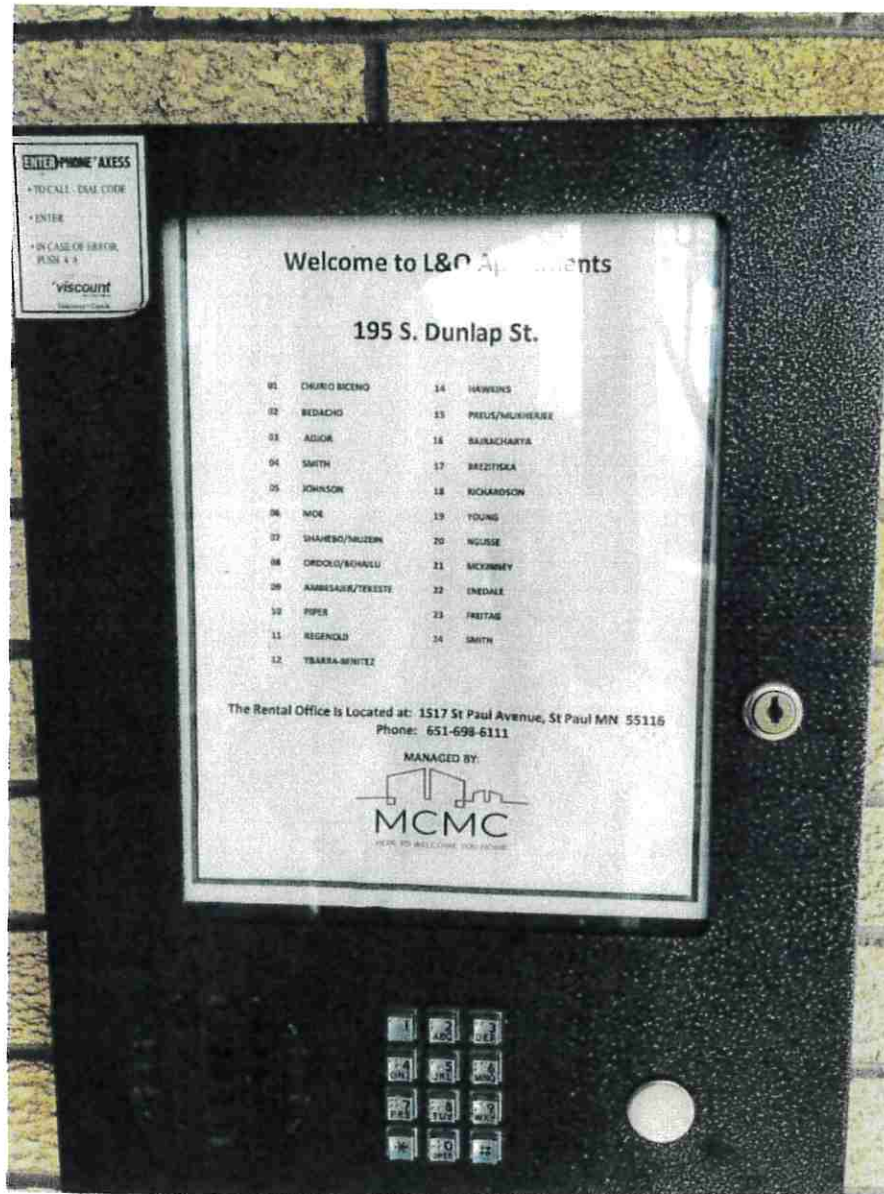
For those reasons, I request that my rent is not raised beyond the current 3 percent rent cap.
Thank you for your time and consideration of this matter.

Sincerely,


Mary Freitag

Annual Rent Increases for Mary Freitag at 195 Dunlap Street South Apartment 23

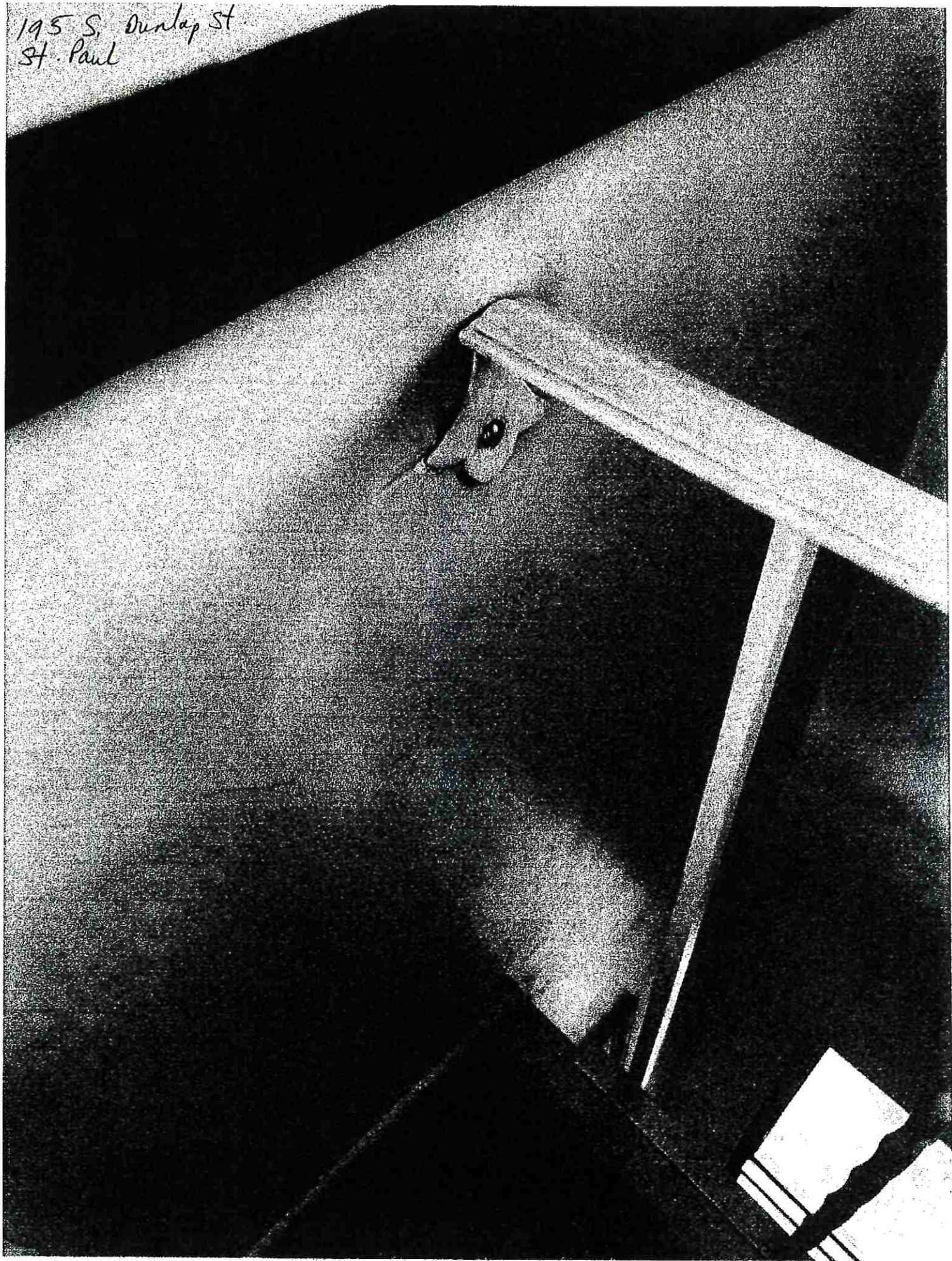
7/2/2015	L&O 195-23	Rent Charge	\$895.00
7/2/2015	L&OG 10	Garage Rent	\$50.00
8/1/2016	L&O 195-23	Rent Charge	\$925.00
8/1/2016	L&OG 10	Garage Rent	\$50.00
8/1/2017	L&O 195-23	Rent Charge	\$935.00
8/1/2017	L&OG 10	Garage Rent	\$50.00
8/1/2018	L&O 195-23	Rent Charge	\$965.00
8/1/2018	L&OG 10	Garage Rent	\$50.00
8/1/2019	L&O 195-23	Rent Charge	\$995.00
8/1/2019	L&OG 10	Garage Rent	\$50.00
11/1/2020	L&O 195-23	Rent Charge	\$1020.00
11/1/2020	L&OG 10	Garage Rent	\$65.00
8/1/2021	L&O 195-23	Rent Charge	\$1050.00
8/1/2021	L&OG 10	Garage Rent	\$65.00
8/1/2022	L&O 195-23	Rent Charge	\$1081.00
8/1/2022	L&OG 10	Garage Rent	\$65.00
8/1/2023	L&O 195-23	Rent Charge	\$1110.00
8/1/2023	L&OG 18	Garage Rent	\$65.00
8/1/2024	L&O 195-23	Rent Charge	\$1140.00
8/1/2024	L&OG 18	Garage Rent	\$65.00



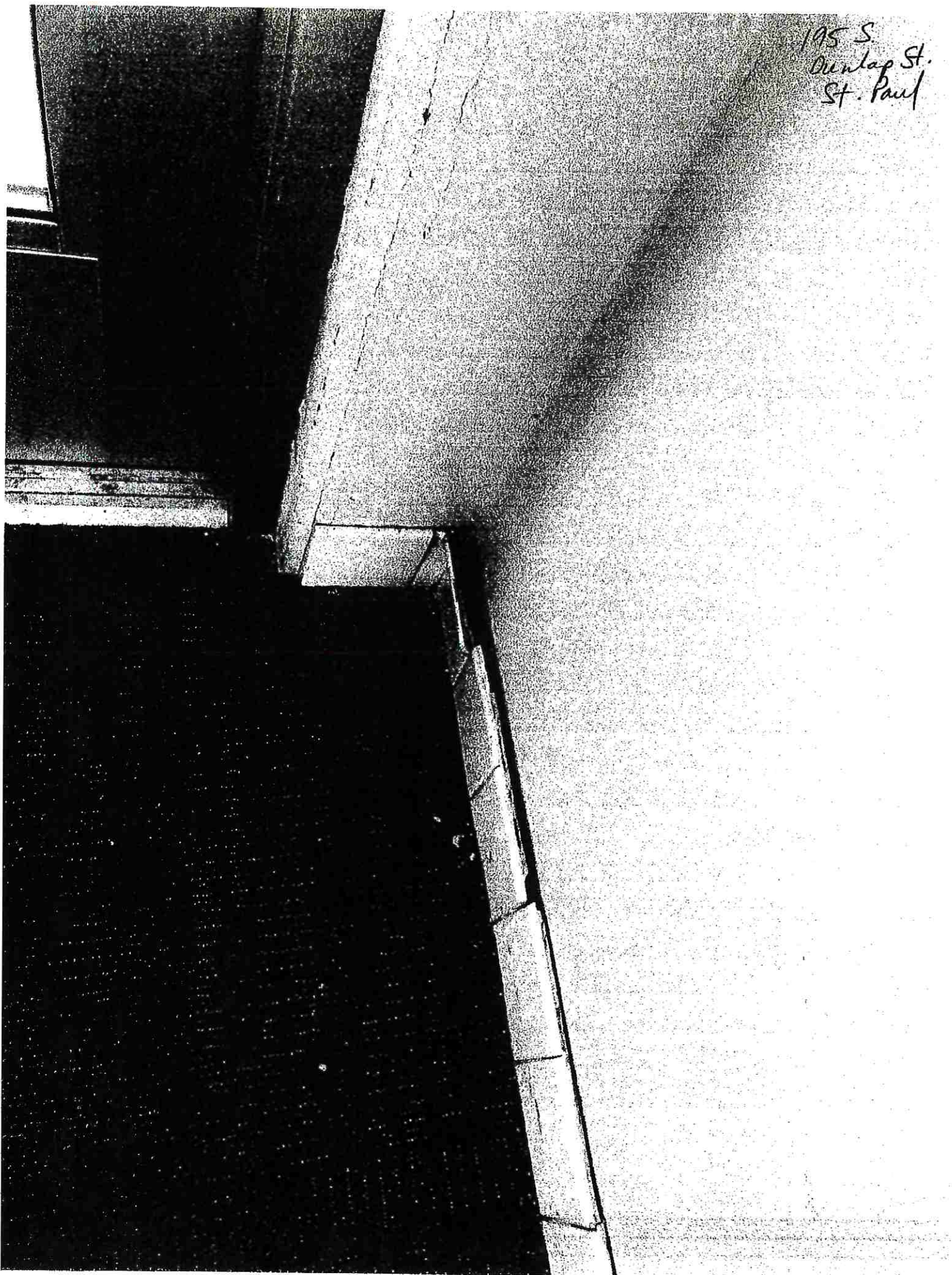
195 S. Dunlap St.
St. Paul



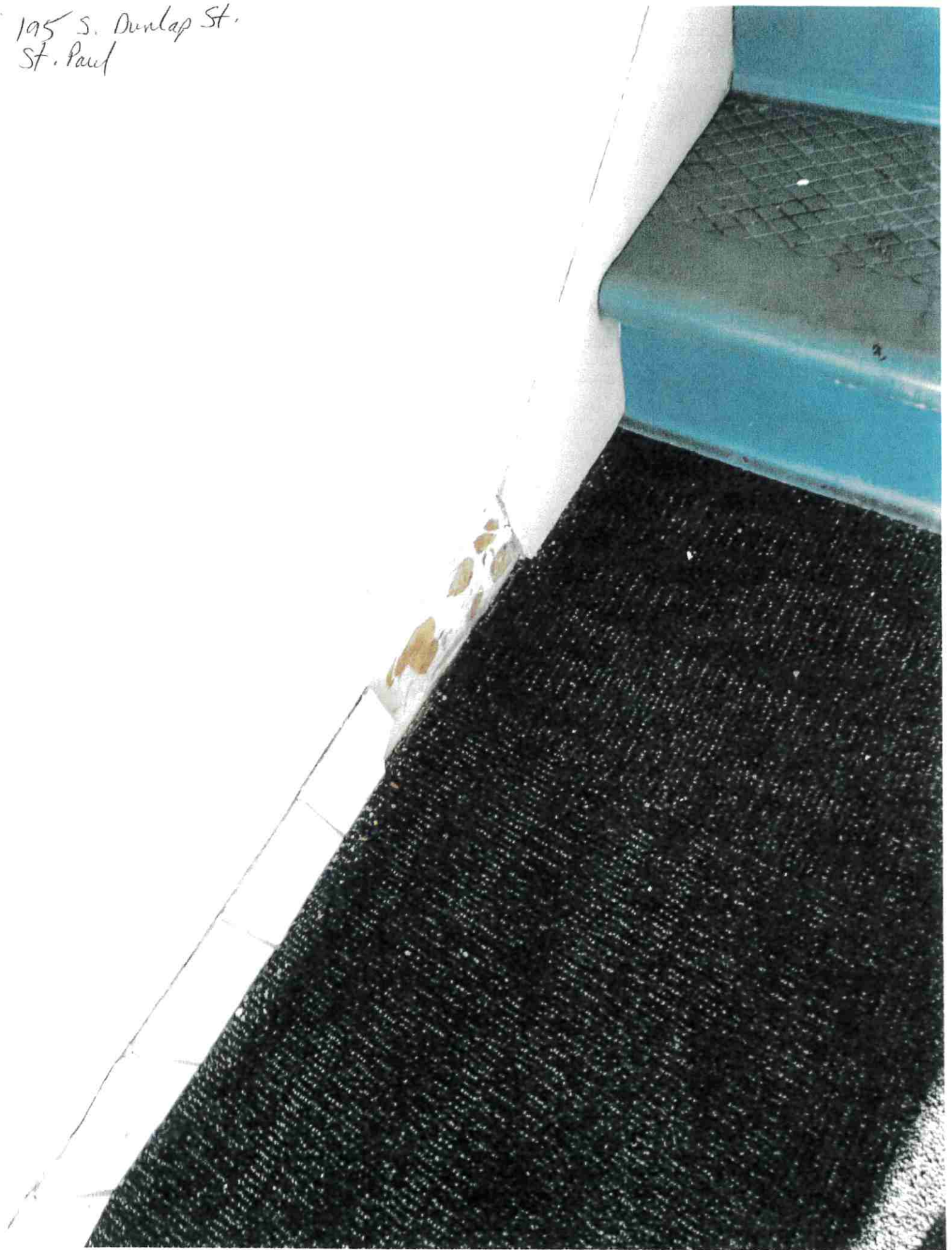
195 S. Dunlap St.
St. Paul



195 S.
Dunlap St.
St. Paul



195 S. Dunlap St.
St. Paul



195 S. Dunlap St.
St. Paul
laundry room



195 S. Dunlap St. St Paul laundry room screen



195 S. Dunlap St.
St. Paul



145 S. Dunlap St. St. Paul
wall cracking



IN ACCORDANCE WITH
THE MINNESOTA CLEAN INDOOR
AIR ACT, SMOKING IS
PROHIBITED IN THIS BUILDING.



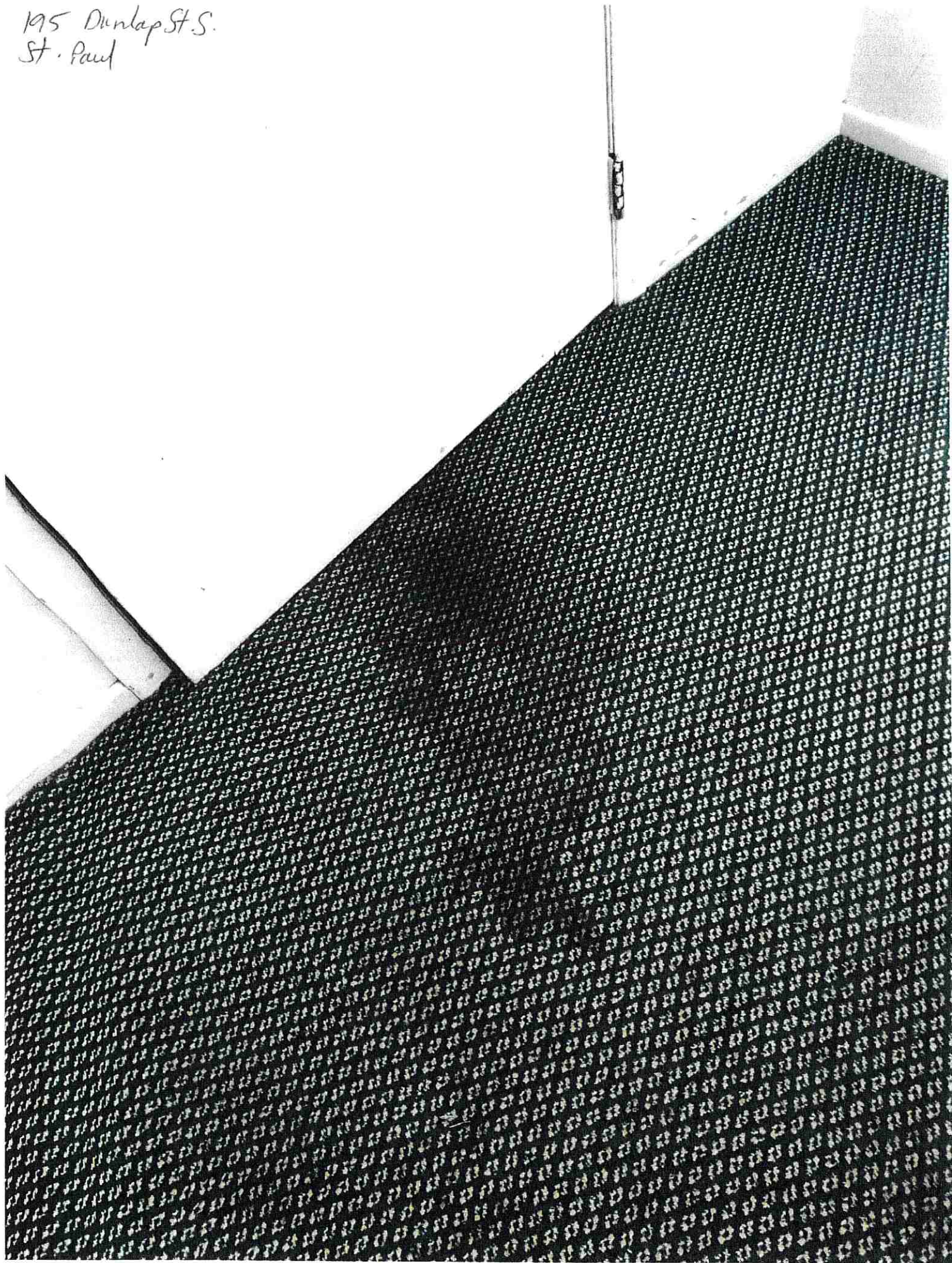
MID CONTINENT
Management Corporation

37 E. ISABEL STREET
ST. PAUL, MN 55107
PHONE (651)291-0111

195 S. Dunlap St.
St. Paul, MN



195 Dunlap St. S.
St. Paul



195 S. Dunlap St.
St. Paul





Condition of Property (Read only)

No known code violations



Added Information (Read only)

Double digit increases to property insurance and payroll & benefits costs are primary factors. These are unavoidable/uncontrollable expense that are increasing at a rapid rate.



Staff or Self Determination (Read only)

Self-certifying: available for increases between 3 and 8 percent



Current Year GSRI (Read only)

575559.54



Fair Net Operating Income (Read only)

282670.16



Missed Fair Revenue (Read only)

38524.7



Property Address (Read only)

195 & 215 S. Dunlap Street, St. Paul, MN 55105



Allowable Rent Increase (Read only)

7



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)



Staff Notes (Read only)

195 DUNLAP ST S: Last Inspection Date: Oct 2, 2023, rated as a Class A property.

215 DUNLAP ST S: Last Inspection Date: Oct 2, 2023, rated as a Class A property.



Attachment (Read only)



Completion Time (Read only)

1/29/2025 9:01 AM



Attachments

L&ORR.pdf

1/29/2025 3:01:27 PM



Time of Completion (Read only) *

1/29/2025 3:01:27 PM



Applicant Name (Read only)

Patty Jansen



Applicant Email (Read only)

patty@mcmc.rent



Applicant Phone (Read only)

651-291-0111



Applicant Address (Read only)

37 E. Isabel Street, Saint Paul, MN 55107



Company Represented (Read only)

Mid Continent Management



Owner (Read only)

L&O Realty Company LLC, a MN Limited Liability Company



PIN (Read only)

03-28-23-44-0114



Portion of the Building (Read only)

Entire building



Consistent Increases (Read only)

Yes



Percent Increase Proposed (Read only)

7 %



Effective Date (Read only)

March 15, 2025



Justification (Read only)

["An unavoidable increase in operating expenses"]

Units affected

Rent Stabilization

Unit Listing



Instructions: Please fill in the cells below with the unit numbers affected by your requested rent increase. Please do not include any tenant information. Thank you.

Street Address	City	State	Zip	Unit Number
195 Dunlap St	St Paul	MN	55105	195-01
				195-02
				195-03
				195-04
				195-05
				195-06
				195-07
				195-08
				195-09
				195-10
				195-11
				195-12
				195-14
				195-15
				195-16
				195-17
				195-18
				195-19
				195-20
				195-21
				195-22
				195-23
				195-24
215 Dunlap St	St Paul	MN	55105	215-01
				215-02
				215-03
				215-04
				215-05
				215-06
				215-07
				215-08
				215-09
				215-10
				215-11
				215-12
				215-14

