



# 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 13A 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.

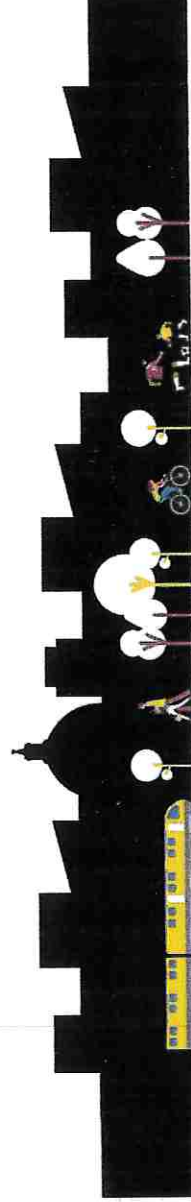
**Ogolaanshaha** waaxdu marka laga reebo waxa lagu ogolaaday habka is-aqoonsiga ee ay bixiso Magaaladu.

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

Tshooj natwim ko nga ture ture a Saint Paul 3% mo te pikinga o te rihi ka werohia i te 5/7/2025, los ntawm koj tus tswv tsev. Los ntawm cov txheem kev lees paub tus kheej uas **muaj los ntawm** Lub Nroog, lub tuam tsev tau raug 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.

လ၊ 5/12/2025 နံနက် ၅:၀၀နာရီအထိ ဖူးကွဲလေးတို့  
ကွက်ကပ်ကွက်ဆူ 3% cap လာတပ်ကွက်အလဲအလှယ် ဖူး  
Saint Paul's တံခါးဝိတ်တံခါး အသံအသံလို့၊ ဝိကွဲတံ  
တင်ကွက်ကပ်ကွက်အနီ **ဟွန်လီယာစာ**၊ ချီ ဘီးဘုသု  
အကွဲ ဟွန်လီယာစာ၊ ချီ  
ဘုဆု သန့်ကွဲ၊ တံအံ၊ တံအံ လာခံကတံတံ၊ မလီ  
အလဲကတံအလဲ ဖူးကွဲ၊ တံ 45သံအတံ၊ ဖူးကွဲလီ၊





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.

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.

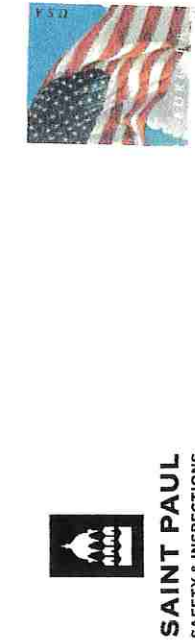
Waxaad xaq u leedahay inaad raacfaan ka qaadata go'aankaan iyadoo aad u gudbinaysid Sargaalka Dhegaysiga Sharcidejinta. Raacaannada waa in ay qoraala ahaadaan oo loo greeyaa Karraaniga Magaalada ugu dambayn 45 maalmood laga bilaabo taariikhda ogeyshtiska ku qoran. Codsigaada raacaanka waxaa laga heli karaa Xafiiska Karaaniga Magaalada, 310 Hall City, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102. Telefoon: 651-266-8568. Haddii aanu jirin raacfaan 45 maalmood gudahooda, go'aanka waxa loo tixgaliin doonaa kama dambeys, mulkilaahaagu waxa laga yaabaa inuu ijaarka ku kordhiyo 3% illaa 8% sida ay ogolaaday Waaxdu. Haddii aad wax su'aalo ah qabtid, fadlan la xiriir Kooxda Shaqaalaynta Xakameynta Ijaarka adigoo isticmaalaya ciwaanka emailka hoose.

Koj raug tso cal los tawm tsam qhov kev txiav txim siab no ua ntej tus tub ceev xwm lub rooj sib hais. Cov ntawm thov rov hais dua muaj nyob ntawm Lub Nroog Tus Cwj 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 tsum xa tuaj hauv 45 hnub ntawm kev ceeb toom. Yog tias tsis muaj kev thov rov hais dua hauv 45 hnub tom ntej no, qhov kev txiav txim siab yuav raug suav tias yog qhov kawg. thiab koj tus tswv tsev tuaj yeem txuas ntxiv mus nrog Lub Tsev Haujlwm pom zoo cov nqi xauj tsev nce ntawm 3% thiab 8%.

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 nyob hauv qab no yog tias koj muaj lus nug.

နုခိုဒ်ဒီး တပ်တပ်ယူကညး တါမေးလီတိတ်ဆူ ဝှ်တါမေးအိတ်တိတ်သိတ်တါမေးတိတ်ခိတ်ပုဒ်ပုဒ်နုခိုဒ်လီ. လိပ်တပ်တိတ်တါလိပ်တပ်ယူကညးတါမေးနုခိုဒ်သု ဝှ် City Clerk ဝါးဒး 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, Phone: 651-266-8568 ဒီး ကဘဉ်ထွဲနုခိုဒ်မုဲလါ 45သီ အတိပုဒ်နုခိုဒ်လီ. မုဲနုခိုဒ်တပ်ယူကညး တအိတ်လါ45 သီ အတိပုဒ်တုဒ်ဒီး တါမေးလီတိတ်တါနုတ် ကဟ်ကတိတ်လီတိတ် လာခံကတိတ် ဒီး နုခိုဒ်ဒီးအိတ်ဒီး ကဘဉ်ထွဲနုခိုဒ်မုဲလါ ဒီးအုညဉ် ယုဒ်ဒီး တါဟုတ်အလံအါတိတ် 3% ဒီး 8% သီဒီး တါခိတ်လီတုဒ်လီလါဝါကျိနုခိုဒ်လီ.

တါကွဲကျိတ်ထံကျတါလါ လိပ်တိတ်ဘဉ်လုဉ်ညဉ်အဂီ မနုနုဒ်အီလု ဝှ်အအိတ်နုခိုဒ်လီ. မနုနုဒ်ဒီး တါမေးလီတိတ်ဆူ တါကွဲကျိတ်ထံကျတါလါ လိပ်တိတ်ဘဉ်လုဉ်ညဉ်အဂီ မနုနုဒ်အီလု လါအအိတ်လုနုခိုဒ်လီ.

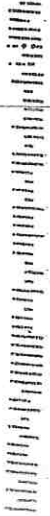


375 Jackson Street  
Suite 220  
Saint Paul, MN 55101-1806

Resident  
1430 York Ave Apt 309  
Saint Paul, MN 55106-4397

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



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