

Mai Vang

From: Robin Doroshow <robinjd1063@icloud.com>
Sent: Tuesday, May 12, 2026 2:10 PM
To: Mai Vang
Cc: *CI-StPaul_RentAppeals; Lynne Ferkinhoff; Demetrius Sass
Subject: Re: Rent Stabilization appeal for 1517 Portland Ave #D
Attachments: Rebuttal to Apt D response to upward variance.docx

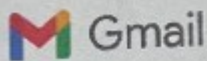
Think Before You Click: This email originated outside our organization.

Ms. Vang,

Attached please find our rebuttal to Mr. Smith's letter in opposition to the variance granted by the City of St. Paul for our property located at 1517 Portland Avenue, St. Paul, MN 55104.

Also attached please find a copy of Unit D's current lease agreement and an email informing tenants of rent increase for May 1, 2026.

Please feel free to reach out with any questions. I do not plan to attend the hearing on May 21 unless required.



Richard Kronfeld <teammemberrich@gmail.com>

Fwd: Notice of rent increase commencing May 1, 2026

1 message

Mon, May 11, 2026 at 7:30 PM

Robin Doroshow <robinjd1063@icloud.com>
To: Rich Kronfeld <teammemberrich@gmail.com>

please print
All best,
Robin Doroshow

Begin forwarded message:

From: Robin Doroshow <robinjd1063@icloud.com>
Subject: Notice of rent increase commencing May 1, 2026
Date: Feb 28, 2026 at 4:50 PM
To: msmithforjob@gmail.com

Dear Mike and Jesse,

As you know, building costs and utility costs have been increasing, and in an effort to keep the building afloat, I have requested and received an upward variance from the rent stabilization department of the City of St. Paul. The allowance approved is 17.97%, but we will not be implementing the full amount allowed at this time. I am hopeful that all tenants will do their best to keep utility and water costs as low as possible so further increases won't be necessary.

Your new rent amount reflects an increase of 15.4% or \$195. Therefore, your new rent amount beginning on May 1 of this year will be as follows: Base rent increased from \$1266 to \$1461, plus utilities of \$200 (unchanged), for a new total monthly rent of \$1661.

Thank you. Please let me know if you have questions.

All best,
Robin Doroshow

Apartment lease

RESIDENTS: (List all occupants)

Michael Smith and Jesse Weber

1517 Portland Avenue, Apt. D, St. Paul, MN 55104

Rental rates per month: \$1,500.00

See Addendum A for building non-smoking policy.

Utilities (other than own unit's Xcel bill which tenants are separately and fully responsible for) are included in rent. **See Addendum B for breakdown of utilities costs and actual costs used to determine amounts.**

Pet rent \$0

TOTAL RENT \$1,500.00

Month to Month Lease Begins: January 1, 2025 at 12:01am and ends on the last day of the month. Lease automatically renews on the first of each subsequent month and ends on the last day of each subsequent month, for an indefinite period until either party provides notice to terminate lease subject to notice period.

NOTICE PERIOD: Two Months received before the 1st.

Holdover fee is \$50 per hour after 3pm on the lease ends day.

Lease is month to month, and signing this lease does not create a long-term obligation on the part of either the landlords or tenants.

MANAGEMENT: Robin Doroshov and Richard Kronfeld: owners authorized to accept service of process and receive and give receipt for notices and demands at 4221 Beverly Avenue, Golden Valley, MN 55422. Phone: 612-804-1178.

AUTHORIZED MANAGER OF APARTMENT: Robin Doroshov and Richard Kronfeld. This disclosure is made pursuant to Minnesota Law Section 504.22.

UTILITIES PAID BY RESIDENT: Xcel bill for own apartment's gas and electricity, as well as for gas and electricity for designated washer and dryer in basement of building.

LATE RENT FEE: \$75.00

NSF CHECK FEE: \$50.00

SECURITY DEPOSIT: \$0
(Refundable only upon receipt of a proper vacate notice)

ADDITIONAL SEC. DEP:

TOTAL DEPOSIT DUE AT LEASE SIGNING: \$0

All terms of month-to-month lease that commenced on September 1, 2023, remain in full force and effect, with the single exception being the monthly rent amount.

PET FEE (Non-refundable): \$0

Garage rental: additional \$100/month per space as available.

Light bulbs are the tenant's responsibility to replace.

MOVE OUT CONDITION: Upon move out, the resident agrees to clean the appliances, remove trash and furnishings, remove carpet stains, vacuum carpet, wash the floors and repair any wall, ceiling, or door damage. Failure to do so may subject your security deposit to additional charges for reconditioning expenses.

Management and Resident agree to the terms of this lease, addendums, and building rules that are part of this lease. This lease is conditioned upon approval and acceptance of renter's rental application by Management.

OWNERS: ☒ Robin Doroshov 10/27/24

☒ Richard Kronfeld 10/27/24

RESIDENTS: ☒

☒

All best, Robin Doroshow and Richard Kronfeld

On May 12, 2026, at 7:50 AM, Mai Vang <mai.vang@ci.stpaul.mn.us> wrote:

Hello Ms. Doroshow,

Janie Vang forwarded your email to me. Please submit your statement via this email. Once received, the Legislative Hearing Officer will review your statement and make her recommendation to the City Council. A letter of recommendation will be emailed to you after May 21st. If you disagree with her recommendation, you may contest to the City Council. Date and time will be included in the follow up letter.

Thanks,

Mai Vang

(She, her)

Legislative Hearing Coordinator | St Paul City Council

M: (651) 266-8585 ; D: (651) 266-8563

310 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102

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