



Rent Stabili... > 2023 Reque... > **5/6/2023 4:35:03 PM**

Abc

Time of Completion *

5/6/2023 4:35:03 PM

Abc

Applicant Name

Christine Carragee

Abc

Applicant Email

Christine@carragee.com

Abc

Applicant Phone

610-955-7334

Abc

Applicant Address

2265 Harvard St Palo Alto CA 94306

Abc

Company Represented

JMC Properties LLC

Abc

Owner

JMC Properties LLC

Abc

PIN

012823220012

Abc

 **Portion of the Building**

A single unit



Consistent Increases

Enter value here



Percent Increase Proposed

8%



Effective Date

July 1, 2023



Justification

["A capital improvement project", "An unavoidable increase in operating expenses", "An increase in real property taxes", "An increase in housing services"]



Condition of Property

Fire Certificate of Occupancy inspection in progress



Added Information

Tenant in this unit has an upgraded kitchen and now has exclusive usage of the garage which not previously provided to tenants in this unit. A tree fell in the backyard which required removal and was not covered by insurance. Landlord used to preform maintenance & snow removal unpaid and second floor resident/owner occupier. A water leak (from a continuously running toilet) went undetected for a full quarter which increase

See more



Staff or Self Determination

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



Current Year GSRI

22200



Fair Net Operating Income

11870



Missed Fair Revenue

3518



Property Address

549 Dayton Ave Unit 1, Saint Paul MN 55102



Allowable Rent Increase

15.84



Application Status

Approved - Notified



Appeal Status

—



Staff Notes

Enter value here



Attachment

Enter value here



Completion Time

5/6/2023 11:35 AM



Attachments

Rent Increase 549 Dayton Ave 1 July 2023.pdf

Rent Roll Template.xlsx

SC Determination - 549 Dayton Ave Unit 1 - 5-19-2023.pdf