

DECLARATION OF ABIGAIL HANSON

1. My name is Abigail Hanson. I am an attorney at Housing Justice Center, located in St. Paul, Minnesota. The statements in this declaration are made on my personal knowledge.

2. Below are screenshots of The Haven of Battle Creek website that I captured on June 28, 2023 and July 2, 2023. The screenshots show the advertised price of a unit for a 12-month lease term. Towards the top of each screenshot is a statement that says "Any lease term less than 12 months is subject to an additional short term premium." I used these advertised prices to create the chart on page 9 of the Appeal.

Unit 207-200

Unit 343-215

207-200 Lease Information

Any lease term less than 12 months is subject to an additional short term premium

Floor Plan: 1 bedroom / 1 bathroom | 737 Sq.Ft. | A1 [Change](#)

is available for move-in starting on 7/3/2023

Move-in Date: 7/3/2023 | Lease Term: 12 months

Option	Price (month)	Lease Term
Current Selection	\$1,296	12 months
Best Value	\$1,124	14 months
Great Value	\$1,130	13 months

343-215 Lease Information

Any lease term less than 12 months is subject to an additional short term premium

Floor Plan: 1 bedroom / 1 bathroom | 737 Sq.Ft. | A1 [Change](#)

is available for move-in starting on 7/21/2023

Move-in Date: 7/21/2023 | Lease Term: 12 months

Option	Price (month)	Lease Term
Current Selection	\$1,296	12 months
Best Value	\$1,124	14 months
Great Value	\$1,130	13 months

Unit 442-215

Unit 101-200

442-215 Lease Information

Any lease term less than 12 months is subject to an additional short term premium

Floor Plan: 1 bedroom / 1 bathroom | 1,000 Sq.Ft. | A1 [Change](#)

is available for move-in starting on 8/10/2023

Move-in Date: 8/10/2023 | Lease Term: 12 months

Option	Price (month)	Lease Term
Current Selection	\$1,402	12 months

101-200 Lease Information

Any lease term less than 12 months is subject to an additional short term premium

Floor Plan: 2 bedrooms / 1 bathrooms | 1,000 Sq.Ft. | B1 [Change](#)

is available for move-in starting on 9/1/2023

Move-in Date: 9/1/2023 | Lease Term: 12 months

Option	Price (month)	Lease Term
Current Selection	\$1,702	12 months
Best Value	\$1,697	13 months
Great Value	\$1,701	13 months

Unit 449-215

449-215 Lease Information

Any lease term less than 12 months is subject to an additional short term premium.

Floor Plan: 2 bedrooms / 1 bathrooms | 1,000 Sq.Ft. | B1 [Change](#)

is available for move-in starting on 9/8/2023

Move-in Date: 9/8/2023

Lease Term: 12 months

Current Selection:

\$1,697 / month

[View Details](#)

Lease term: 12 months

Move-in Date: 9/8/2023

APPLY NOW

Unit 458-215

458-215 Lease Information

Any lease term less than 12 months is subject to an additional short term premium.

Floor Plan: 2 bedrooms / 1 bathrooms | 1,000 Sq.Ft. | B1 [Change](#)

is available for move-in starting on 9/30/2023

Move-in Date: 9/30/2023

Lease Term: 12 months

Current Selection:

\$1,706 / month

[View Details](#)

Lease term: 12 months

Move-in Date: 9/30/2023

APPLY NOW

Best Value!

\$1,697 / month

[View Details](#)

Lease term: 13 months

Move-in Date: 9/30/2023

APPLY NOW

Smart Choice

\$1,701 / month

[View Details](#)

Lease term: 13 months

Move-in Date: 10/1/2023

APPLY NOW

Unit 317-200

317-200 Lease Information

Any lease term less than 12 months is subject to an additional short term premium.

Floor Plan: 3 bedrooms / 2 bathrooms | 1,310 Sq.Ft. | C1 [Change](#)

is available for move-in starting on 10/27/2023

Move-in Date: 10/27/2023

Lease Term: 12 months

Current Selection:

\$1,981 / month

[View Details](#)

Lease term: 12 months

Move-in Date: 10/27/2023

APPLY NOW

Unit 248-215

248-215 Lease Information

Any lease term less than 12 months is subject to an additional short term premium.

Floor Plan: 3 bedrooms / 2 bathrooms | 1,310 Sq.Ft. | C1 [Change](#)

is available for move-in starting on 9/15/2023

Move-in Date: 9/15/2023

Lease Term: 12 months

Current Selection:

\$2,036 / month

[View Details](#)

Lease term: 12 months

Move-in Date: 9/15/2023

APPLY NOW

Best Value!

\$1,981 / month

[View Details](#)

Lease term: 13 months

Move-in Date: 9/15/2023

APPLY NOW

Smart Choice

\$1,986 / month

[View Details](#)

Lease term: 13 months

Move-in Date: 9/16/2023

APPLY NOW

3. Attached to this declaration as **Exhibit A** is a true and correct copy of a “Rent Roll” received by Housing Justice Center on February 1, 2023, as part of a data practices request. The “Actual Rent” column was used to create the chart on page 9 of the Appeal.

4. Attached to this declaration as **Exhibit B** is a true and correct copy of a Fire Inspection Referral report received by Housing Justice Center on February 14, 2023, as part of a data practices request.

Under Minn. Stat. Sec. 358.116, I declare under penalty of perjury that everything I have stated in this document is true and correct to the best of my knowledge.

Signed in Ramsey County, Minnesota.

July 7, 2023

/s/ Abigail Hanson

Abigail Hanson

HANSON

EXHIBIT

A

Rent Roll

The Haven of Battle Creek (46hbc)

As Of = 01/01/2022

Month Year = 01/2022

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	Balance	
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration			
Current/Notice/Vacant Residents											
101-200	46b1	1,000.00	t9965750	ABDULLAHI ABDI	1,100.00	1,050.00	375.00	0.00 12/1/2010	4/30/2023	29.52	
102-200	46c1r1	1,310.00	t9965751	KHADRA ALI	1,460.00	1,400.00	475.00	0.00 6/1/2013	6/30/2020	1,976.88	
103-200	46b1	1,000.00	t9965752	PATRICIA NASH	1,100.00	1,100.00	500.00	0.00 2/23/2016	2/28/2023	187.52	
104-200	46b1r3	1,000.00	t9965753	Sedo Dabasa	1,110.00	1,111.00	725.00	0.00 8/6/2018	10/31/2022	10/31/2022	0.00
105-200	46b1	1,000.00	t9965754	Nick Villarreal	1,100.00	1,048.00	300.00	0.00 5/1/2017	5/31/2019	6/1/2022	4,896.29
106-200	46a1r3	737.00	t9965755	GRAYLYN MORRIS	965.00	927.00	496.77	0.00 10/4/2010	3/31/2022	4/1/2022	12.00
107-200	46a1r2	737.00	t9965756	LELA HYATTE	1,116.00	1,089.00	150.68	0.00 10/1/2020	4/30/2023	3/31/2022	29.57
108-200	46b1r2	1,035.00	t9965757	Geneva Jordan	1,395.00	1,449.00	1,449.00	0.00 4/1/2021	3/31/2023		1,981.84
109-200	46b1r3	1,035.00	t9965758	Robert Johnson	1,100.00	1,090.00	300.00	0.00 5/19/2016	4/30/2022	4/30/2022	0.00
110-200	46a1r2	737.00	t9968891	Alexis LaFoucade-	1,116.00	1,116.00	0.00	0.00 8/21/2021	8/20/2022		-3,169.44
111-200	46a1r3	737.00	t9983309	LARRY BUMPUS	950.00	975.00	610.00	0.00 11/30/2013	4/30/2023	12/20/2022	482.52
112-200	46c1r3	1,310.00	t9965761	Safia Yalahow	1,450.00	1,452.00	733.00	0.00 9/29/2015	9/30/2022	1/31/2023	3.39
113-200	46c1r2	1,310.00	t9965762	Mohamed Abdillat	1,571.00	1,580.00	300.00	0.00 11/5/2020	10/31/2021		282.32
114-200	46c1r1	1,310.00	t9965763	YASMIN EDLE	1,460.00	1,499.00	300.00	0.00 9/28/2019	8/31/2020		0.00
115-200	46c1r3	1,310.00	t9965764	Sergio Marquina-F	1,450.00	1,410.00	1,075.00	0.00 6/12/2008	10/31/2023		708.29
116-200	46c1	1,310.00	t9965765	SAFIYO AHRAH	1,450.00	1,470.00	300.00	0.00 12/21/2017	2/28/2023		-5.48
117-200	46c1r3	1,310.00	t9965766	HAMDI MOHAMEE	1,450.00	1,442.00	625.00	0.00 6/27/2015	2/28/2023	1/31/2023	0.00
118-200	46b1	1,000.00	t9965767	Mohamud Husseir	1,100.00	1,100.00	300.00	0.00 8/1/2017	6/30/2024		0.00
119-200	46a1	737.00	t9965768	Audreia Henderso	950.00	950.00	375.00	0.00 6/29/2012	10/31/2023		0.00
120-200	46a1r3	737.00	MODEL	MODEL	1,187.00	0.00	0.00	0.00			0.00
121-200	46a1r2	737.00	VACANT	VACANT	1,116.00	0.00	0.00	0.00			0.00
122-200	46a1r1	737.00	t9965770	Carole Nelson	965.00	927.00	610.00	0.00 12/19/2013	5/31/2023		29.52
123-200	46a1	737.00	t9965771	SANDRA WEGWEF	950.00	900.00	750.00	0.00 8/5/2016	4/30/2023		19.52
124-200	46c1r2	1,310.00	t9965772	Abdifitah Mohamn	1,571.00	1,590.00	300.00	0.00 11/13/2020	10/31/2023		294.03
125-200	46a1	737.00	t9965773	TROY HUMPHREY	950.00	945.00	600.00	0.00 2/1/2013	7/31/2023		1.32
126-200	46a1r3	737.00	t9965774	Constance House	965.00	965.00	725.00	0.00 6/12/2018	2/28/2023	2/28/2023	8.71
127-200	46b1r1	1,035.00	t9965775	NASRO ADAM	1,110.00	1,081.00	300.00	0.00 7/31/2018	5/31/2023		0.00
128-200	46b1r3	1,035.00	t9967017	Jose Sanchez Jr	1,100.00	1,100.00	0.00	0.00 8/20/2021	8/19/2022	11/7/2022	1,374.33
129-200	46a1r2	737.00	VACANT	VACANT	1,116.00	0.00	0.00	0.00			0.00
130-200	46a1r2	737.00	t9965778	Ifrah Abdalla	1,116.00	1,079.00	300.00	0.00 2/1/2020	8/31/2022	9/3/2022	2,400.16

Rent Roll

The Haven of Battle Creek (46hbc)

As Of = 01/01/2022

Month Year = 01/2022

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	Balance	
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration			
131-200	46a1r2	737.00	t9965779 ROGER JOHNSON	1,116.00	1,109.00	300.00	0.00	11/1/2020	2/28/2023	29.52	
132-200	46c1r3	1,310.00	t9965780 Said Duale	1,450.00	1,442.00	756.00	0.00	3/31/2009	7/31/2019	3/15/2022	28.51
133-200	46b1r2	1,000.00	t9965781 Gloria Maas	1,395.00	1,236.00	300.00	0.00	10/10/2018	12/31/2022	29.52	
134-200	46a2	775.00	t9965782 BEN HARRIS	960.00	871.00	600.00	0.00	10/8/2012	2/28/2023	0.00	
201-200	46b1	1,000.00	t9965783 BARNI DAHIR	1,100.00	1,081.00	475.00	0.00	8/6/2014	8/31/2021	-278.48	
202-200	46c1r1	1,310.00	t9965784 Fartun Ahmed	1,460.00	1,450.00	475.00	0.00	5/1/2014	4/30/2023	-174.48	
203-200	46b1r3	1,000.00	t9965785 NURTO ALI	1,100.00	1,081.00	293.00	0.00	8/23/2017	3/31/2023	2/28/2023	0.00
204-200	46b1r3	1,000.00	t9965786 Amha Mergia	1,100.00	1,050.00	300.00	0.00	8/15/2017	10/31/2022	9/29/2022	0.00
205-200	46b1	1,000.00	t9965787 Stephenie Perry	1,100.00	1,007.00	480.00	0.00	11/1/2014	5/31/2023	0.00	
206-200	46a1	737.00	t9965788 Kenny Moore Jr.	950.00	900.00	500.00	0.00	10/22/2015	10/31/2019	3,080.52	
207-200	46a1	737.00	t9965789 Donel Willis	950.00	910.00	490.83	0.00	6/1/2007	10/31/2023	101.32	
208-200	46b1r3	1,035.00	t9965790 OLIVIA JOHNSON	1,100.00	1,100.00	500.00	0.00	4/12/2016	9/30/2023	12/31/2022	198.28
209-200	46b1r3	1,035.00	t9965791 Ruqiya Nur	1,100.00	978.00	300.00	0.00	12/30/2016	3/31/2023	11/30/2022	1,550.00
210-200	46a1	737.00	t9965792 JAMAL ADEN	950.00	927.00	300.00	0.00	9/6/2016	3/31/2023	-305.48	
211-200	46a1r2	737.00	t9968988 Lakrina Golston	1,116.00	1,116.00	0.00	0.00	8/27/2021	8/26/2022	11/21/2022	3,296.20
212-200	46c1	1,310.00	t9965793 MAHAD ARAALE	1,450.00	1,442.00	500.00	0.00	8/31/2015	5/31/2023	0.00	
213-200	46c1r2	1,310.00	t9965794 Amparo Garcia-Rc	1,571.00	1,595.00	275.69	0.00	9/1/2020	4/30/2023	267.09	
214-200	46c1r3	1,310.00	t9965795 HIBAQ SHIIKHDO	1,460.00	1,400.00	475.00	0.00	8/1/2013	7/31/2022	7/31/2022	0.00
215-200	46c1r2	1,310.00	t9965796 Hannah Song	1,571.00	1,539.00	1,539.00	0.00	5/20/2020	5/31/2023	0.00	
216-200	46c1r3	1,310.00	t9965797 AMINA SAMATAR	1,450.00	1,442.00	942.00	0.00	4/29/2014	6/1/2022	4/30/2022	2.52
217-200	46c1r2	1,310.00	t9965798 NATONNA MCKINI	1,571.00	1,539.00	1,289.00	0.00	1/10/2020	4/30/2023	-2,369.88	
218-200	46b1r2	1,000.00	t9965799 Abdikadir Ali	1,395.00	1,449.00	300.00	0.00	4/20/2021	4/30/2023	0.00	
219-200	46a1	737.00	t9965800 PATRICIA SCHULT	950.00	898.00	300.00	0.00	1/12/2016	9/30/2023	101.32	
220-200	46a1r3	737.00	VACANT VACANT	1,187.00	0.00	0.00	0.00			0.00	
221-200	46a1r3	737.00	t9971083 Christopher Albert	1,187.00	1,187.00	0.00	0.00	12/15/2021	12/14/2022	-275.00	
222-200	46a1r2	737.00	t9965803 Said Said	1,116.00	1,163.00	300.00	0.00	5/3/2019	11/30/2021	4/2/2022	-8.26
223-200	46a1r2	737.00	t9965804 Danielle Johnvin	1,116.00	1,089.00	1,000.00	0.00	9/15/2020	9/30/2021	9/26/2022	-986.88
224-200	46c1r2	1,310.00	t9965805 Abdirashid Abdi	1,571.00	1,571.00	300.00	0.00	8/25/2020	10/31/2022	2/11/2022	317.61
225-200	46a1	737.00	t9965806 ALI MOHAMED	950.00	945.00	241.00	0.00	1/17/2013	7/31/2023	101.32	
226-200	46a1r2	737.00	t9969054 Keria Abbadulla	1,116.00	1,116.00	0.00	0.00	8/21/2021	8/19/2023	10/15/2022	0.00
227-200	46b1r2	1,035.00	t9965808 Vanyell Suttle	1,395.00	1,409.00	1,159.00	0.00	2/1/2021	1/31/2022	1/31/2022	-1,379.48

Rent Roll

The Haven of Battle Creek (46hbc)

As Of = 01/01/2022

Month Year = 01/2022

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	Balance	
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration			
228-200	46b1r2	1,035.00	t9965809	Sharmarke Mahan	1,395.00	1,409.00	300.00	0.00 2/10/2021	2/28/2022	-600.48	
229-200	46a1r2	737.00	t9969433	Fritz Gelting	1,116.00	950.00	0.00	0.00 9/10/2021	9/8/2023	0.00	
230-200	46a1r1	737.00	t9965810	Demetrius August	965.00	992.00	850.00	0.00 9/10/2018	10/31/2023	-186.74	
231-200	46a1r2	737.00	t9969636	Josue Morales	1,116.00	1,116.00	0.00	0.00 10/1/2021	9/30/2023	0.00	
232-200	46c1	1,310.00	t9965812	SAIDO OMAR	1,450.00	1,442.00	475.00	0.00 6/27/2012	2/28/2023	14.52	
233-200	46c1	1,310.00	t9966738	HALIMO DAUD	1,450.00	1,571.00	0.00	0.00 9/25/2021	9/24/2022	273.09	
234-200	46b1r2	1,000.00	t9969744	Miguel Sanchez	1,395.00	1,395.00	0.00	0.00 10/2/2021	10/1/2022	10/7/2022	0.00
235-215	46b1r2	1,000.00	VACANT	VACANT	1,395.00	0.00	0.00	0.00		0.00	
236-215	46c1	1,310.00	t9965850	BARNI ABDULLAH	1,450.00	1,400.00	1,060.00	0.00 1/30/2012	3/31/2023	914.52	
237-215	46a1r2	737.00	t9965851	LASHEA SHAW	1,116.00	1,109.00	1,109.00	0.00 5/1/2021	5/15/2022	4/30/2022	-52.08
238-215	46a1r1	737.00	t9965852	FADUMO DHEERE	965.00	927.00	50.00	0.00 10/1/2013	4/30/2023	666.00	
239-215	46a1r3	802.00	t9965853	LENNECE KING-Jc	960.00	927.00	300.00	0.00 7/13/2018	6/30/2022	5/31/2022	29.52
240-215	46a2r3	775.00	VACANT	VACANT	1,171.00	0.00	0.00	0.00		0.00	
241-215	46a1	737.00	t9965855	PAUL STODERL	950.00	900.00	375.00	0.00 12/1/2008	8/31/2023	101.32	
242-215	46a1r2	737.00	t9965856	Claudia Salas-Ace	1,116.00	1,109.00	1,109.00	0.00 5/1/2021	4/30/2022	8/12/2022	4,873.12
243-215	46a1r3	737.00	t9965857	BEVERLY ZEULI	950.00	927.00	196.54	0.00 6/1/2007	2/28/2023	11/25/2022	0.00
244-215	46c1	1,330.00	t9965858	Abdirisq Sheik	1,450.00	1,450.00	500.00	0.00 8/31/2015	10/31/2022	268.18	
245-215	46a1r3	737.00	t9965859	CHARLES CASPER	950.00	927.00	556.84	0.00 1/29/2002	3/31/2023	1/8/2023	-12.00
246-215	46a1r2	737.00	t9965860	KAREN FISCHER	1,116.00	1,033.00	300.00	0.00 7/1/2020	4/30/2023	-607.00	
247-215	46c1r3	1,310.00	VACANT	VACANT	1,571.00	0.00	0.00	0.00		0.00	
248-215	46c1	1,310.00	t9965862	AMIRAH MILIGAN	1,450.00	1,450.00	375.00	0.00 11/16/2016	3/31/2023	0.00	
249-215	46b1r3	1,000.00	VACANT	VACANT	1,395.00	0.00	0.00	0.00		0.00	
250-215	46a1	737.00	t9965864	SHARON MARTIN	950.00	927.00	371.58	0.00 6/1/2007	6/30/2024	-274.00	
251-215	46a2r2	770.00	t9965865	Michelle Myles-Sla	1,126.00	1,109.00	1,109.00	0.00 3/1/2021	2/28/2022	8/12/2022	4,718.12
252-215	46c1	1,330.00	t9965866	Hawa Hussein	1,450.00	1,440.00	300.00	0.00 4/1/2016	11/30/2022	0.00	
253-215	46a2	770.00	t9965867	OLIVER ROBINSON	960.00	927.00	360.00	0.00 2/1/2005	2/28/2023	0.00	
254-215	46a1r2	737.00	t9965868	Demetrus Wilson	1,116.00	1,089.00	1,500.00	0.00 6/16/2020	5/31/2021	12/30/2022	1,312.76
255-215	46b1	1,000.00	t9965869	RAHMA ADAM	1,100.00	1,050.00	775.00	0.00 2/4/2015	5/31/2023	0.00	
256-215	46a1r2	737.00	t9967266	Rouman Waberi	1,116.00	1,116.00	0.00	0.00 8/2/2021	8/1/2022	2,685.06	
257-215	46a1r2	737.00	VACANT	VACANT	1,116.00	0.00	0.00	0.00		0.00	
258-215	46b1r2	1,000.00	t9965871	YOUSOUF ALI	1,395.00	1,369.00	300.00	0.00 9/27/2019	3/31/2023	-743.00	

Rent Roll

The Haven of Battle Creek (46hbc)

As Of = 01/01/2022

Month Year = 01/2022

Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out	Balance	
		Sq Ft		Rent	Rent	Deposit	Deposit		Expiration			
259-215	46b1r1	1,000.00	t9965872	HAWA ADEN	1,110.00	1,100.00	300.00	0.00	4/9/2018	3/31/2023	30.52	
260-215	46a2r2	770.00	t9966048	Jacob Stanz	1,126.00	1,129.00	0.00	0.00	6/1/2021	5/31/2023	0.00	
261-215	46b1r3	1,000.00	VACANT	VACANT	1,395.00	0.00	0.00	0.00			0.00	
262-215	46a2r1	770.00	t9965874	Bonnie Sanders	965.00	950.00	275.00	0.00	4/9/2014	10/31/2023	103.10	
263-215	46b1	1,000.00	t9965875	Kaho Duale	1,100.00	1,074.00	300.00	0.00	11/29/2017	10/31/2023	198.97	
264-215	46a1r1	737.00	t9965876	ELAINE WILSON	965.00	927.00	300.00	0.00	7/31/2018	4/30/2023	-5.00	
265-215	46a1r2	737.00	t9968938	Elizabeth Golden	1,116.00	1,116.00	0.00	0.00	8/30/2021	8/29/2022	8/29/2022	0.00
266-215	46b1r2	1,000.00	t9965877	Ibrah Salad	1,395.00	1,409.00	300.00	0.00	2/1/2021	11/30/2023	1,536.72	
267-215	46a1r2	737.00	VACANT	VACANT	1,116.00	0.00	0.00	0.00			0.00	
268-215	46b1r2	1,000.00	t9965807	Fuad Hussein	1,395.00	1,449.00	300.00	0.00	5/17/2021	5/31/2023	0.00	
269-215	46a1	737.00	t9965879	Michael Stokes	950.00	900.00	332.08	0.00	6/1/2007	3/31/2023	1,546.52	
270-215	46a1	737.00	t9965880	Gary Kazmierczak	950.00	950.00	395.00	0.00	6/1/2007	2/28/2023	0.00	
271-215	46b1	1,000.00	t9965881	Abdilatif Akil	1,100.00	1,081.00	25.00	0.00	9/28/2017	6/30/2023	0.00	
272-215	46a1r3	737.00	t9965882	Leslie Oliver	950.00	945.00	300.00	0.00	6/9/2016	6/30/2022	6/30/2022	-612.00
301-200	46b1r2	1,000.00	VACANT	VACANT	1,395.00	0.00	0.00	0.00			0.00	
302-200	46c1r2	1,310.00	VACANT	VACANT	1,738.00	0.00	0.00	0.00			0.00	
303-200	46b1	1,000.00	t9965817	Fatima Aden	1,100.00	1,050.00	500.00	0.00	9/1/2016	2/28/2023	467.00	
304-200	46b1r3	1,000.00	t9965818	Abdifatah Bin	1,100.00	1,104.00	808.00	0.00	8/22/2015	4/30/2021	8/31/2022	0.00
305-200	46b1r2	1,000.00	t9965819	Ali Hussein	1,395.00	1,404.00	1,409.00	0.00	6/1/2020	10/31/2022	10/31/2022	0.00
306-200	46a1r3	737.00	t9965820	WENDELL STRON	965.00	915.00	300.00	0.00	9/7/2018	9/30/2019	2/28/2022	650.80
307-200	46a1	737.00	t9965821	PAMELA EDWARD	950.00	927.00	600.00	0.00	8/28/2013	2/28/2023	-704.00	
308-200	46b1	1,035.00	t9965822	Haali Hassan	1,100.00	1,100.00	500.00	0.00	6/30/2015	10/31/2023	198.28	
309-200	46b1r3	1,035.00	t9965823	Sofia Ali	1,100.00	1,100.00	525.39	0.00	10/28/2017	4/30/2022	4/30/2022	-80.48
310-200	46a1r1	737.00	t9965824	ASHANTI DAVIS	965.00	900.00	300.00	0.00	6/8/2018	3/31/2023	-12.00	
311-200	46a1	737.00	t9965825	JOAN FISHER	950.00	927.00	193.00	0.00	9/1/2015	2/28/2023	0.00	
312-200	46c1	1,310.00	t9965826	LAYLA SHEIKH	1,450.00	1,442.00	300.00	0.00	7/7/2015	4/30/2023	0.00	
313-200	46c1	1,310.00	t9965827	Rukia Bile	1,450.00	1,442.00	475.00	0.00	2/28/2015	6/30/2023	11.52	
314-200	46c1r2	1,310.00	t9965828	Sado Nur	1,571.00	1,571.00	1,099.00	0.00	1/3/2020	9/30/2023	282.61	
315-200	46c1r1	1,310.00	t9965829	Roda Oote	1,460.00	1,460.00	475.00	0.00	1/31/2013	2/28/2023	0.00	
316-200	46c1r2	1,310.00	t9965830	ROBIN DANIELS	1,571.00	1,519.00	604.00	0.00	1/17/2020	3/31/2023	11/30/2022	554.40
317-200	46c1	1,310.00	t9965831	NAFISO ALI	1,450.00	1,400.00	500.00	0.00	3/30/2017	4/30/2023	-2,448.56	

Rent Roll

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	Balance	
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration			
318-200	46b1	1,000.00	t9965832 LUL ROBLE	1,100.00	1,081.00	500.00	0.00	8/31/2015	4/30/2023	0.00	
319-200	46a1	737.00	t9965833 DANIEL JOHNSON	950.00	945.00	603.00	0.00	11/29/2012	2/29/2024	-1.00	
320-200	46a1r3	737.00	t9965834 James Frazier	950.00	950.00	500.00	0.00	5/1/2017	10/31/2022	1/31/2023	-1,824.00
321-200	46a1r3	737.00	t9965835 MATT BAROTT	950.00	927.00	275.00	0.00	6/27/2012	2/28/2023	2/28/2023	0.00
322-200	46a1r3	737.00	t9965836 WILLIAM GILLIS	950.00	900.00	275.00	0.00	5/15/2014	2/28/2023	8/29/2022	97.52
323-200	46a1r2	737.00	t9972634 Jenna Cadena	950.00	1,089.00	1,089.00	0.00	7/1/2020	9/30/2022	1/31/2022	-355.00
324-200	46c1r2	1,310.00	t9965838 Delia Pinto	1,571.00	1,571.00	300.00	0.00	10/25/2019	10/31/2023		186.22
325-200	46a1	737.00	t9965839 PATRICIA DORAN	950.00	927.00	99.52	0.00	10/6/2017	4/30/2023		0.00
326-200	46a1	737.00	t9965840 Michael Osberg	950.00	880.00	575.00	0.00	3/15/2015	2/28/2023		0.00
327-200	46b1	1,035.00	t9965841 SULDAMO GEEDI	1,100.00	1,081.00	375.00	0.00	9/1/2012	9/30/2019		-15.48
328-200	46b1	1,035.00	t9965842 Ashley Sims	1,100.00	1,100.00	500.00	0.00	12/1/2017	11/30/2023		-3,118.72
329-200	46a1	737.00	t9965843 DANIEL MONSON	950.00	900.00	275.00	0.00	9/28/2012	2/28/2023		-23.00
330-200	46a1r2	737.00	VACANT	1,116.00	0.00	0.00	0.00				0.00
331-200	46a1r2	737.00	t9969499 Tevyn Blessing	1,116.00	1,116.00	0.00	0.00	9/24/2021	9/23/2022	12/16/2022	1,373.26
332-200	46c1r3	1,310.00	t9965846 Hinda Kaahin	1,450.00	1,400.00	300.00	0.00	3/31/2015	3/31/2023	4/18/2022	0.00
333-200	46c1	1,310.00	t9965847 FARTUN HUSSEIN	1,450.00	1,442.00	354.00	0.00	4/27/2009	6/30/2023		0.00
334-200	46b1r3	1,000.00	VACANT	1,395.00	0.00	0.00	0.00				0.00
335-215	46b1r3	1,000.00	t9965883 Noor Ebad	1,100.00	1,060.00	675.00	0.00	6/7/2010	11/30/2022	12/31/2022	169.45
336-215	46c1r3	1,310.00	t9965884 Cawa Mohamed	1,738.00	1,442.00	647.00	0.00	9/1/2014	7/31/2020	1/31/2022	-55.48
337-215	46a1	737.00	t9965885 Mary Larson	950.00	855.00	300.00	0.00	12/6/2017	6/30/2023		345.52
338-215	46a1r3	737.00	VACANT	1,187.00	0.00	0.00	0.00				0.00
339-215	46a3r2	802.00	t9965887 Manuel Hernandez	1,130.00	1,109.00	300.00	0.00	5/26/2020	10/31/2023		15.00
340-215	46a1	737.00	t9965888 VICTORIA BOWES	950.00	905.00	500.00	0.00	5/5/2017	4/30/2023		15.52
341-215	46a1	737.00	t9965889 SAHRA FARAH	950.00	927.00	25.00	0.00	10/1/2014	3/31/2023		-160.00
342-215	46a1r2	737.00	t9965890 FADUMO FIRIN	1,116.00	1,046.00	500.00	0.00	2/25/2021	4/30/2023		21.52
343-215	46a1r3	737.00	t9965891 Susan White	950.00	925.00	525.00	0.00	8/31/2011	5/31/2023		-925.00
344-215	46c1r2	1,330.00	t9965892 LUUL AHMED	1,571.00	1,539.00	353.00	0.00	10/25/2019	10/31/2020	1/15/2022	0.00
345-215	46a1r2	737.00	t9965893 Farah Djireh	1,116.00	1,189.00	300.00	0.00	5/17/2019	2/28/2023		-4,736.00
346-215	46a1	737.00	t9965894 JOSEPH HAWKINS	950.00	901.00	90.00	0.00	5/1/2012	3/31/2023		799.96
347-215	46c1r3	1,310.00	VACANT	1,738.00	0.00	0.00	0.00				0.00
348-215	46c1	1,310.00	t9965896 SAHRA MOHAMEL	1,738.00	1,470.00	1,097.00	0.00	10/31/2014	4/30/2023		-54.48

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	Balance	
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration			
349-215	46b1r1	1,000.00	t9965897	HABIBA NUR	1,110.00	1,050.00	61.00	0.00 6/1/2018	5/31/2023	8.52	
350-215	46a1	737.00	t9965898	BARBARA ELMORE	950.00	872.00	475.00	0.00 10/1/2008	2/28/2023	0.00	
351-215	46a2	770.00	t9965899	LORRAINE OATIS	960.00	945.00	500.00	0.00 10/30/2015	2/28/2023	0.00	
352-215	46c1r2	1,330.00	t9965900	Rahmo Roble	1,571.00	1,571.00	254.00	0.00 6/1/2008	2/29/2024	0.00	
353-215	46a2r3	770.00	t9965901	JANET HANSON	960.00	927.00	217.00	0.00 2/1/2008	5/31/2023	8/31/2022	104.52
354-215	46a1r2	737.00	t9969060	Chao Vang	1,116.00	1,116.00	0.00	0.00 8/28/2021	8/27/2022	8/27/2022	0.00
355-215	46b1	1,000.00	t9965903	Erik Cervantes	1,100.00	1,100.00	375.00	0.00 1/30/2015	7/31/2023	0.00	
356-215	46a1r2	737.00	t9965904	Amran Hasan	1,116.00	1,089.00	300.00	0.00 11/1/2019	10/31/2020	4/1/2022	1,105.64
357-215	46a1	737.00	t9969820	Abdirahman Ali	950.00	950.00	0.00	0.00 10/1/2021	9/30/2022	66.35	
358-215	46b1r2	1,000.00	VACANT	VACANT	1,395.00	0.00	0.00	0.00		0.00	
359-215	46b1r2	1,000.00	t9965907	ASHLEY COX	1,395.00	1,409.00	1,409.00	0.00 1/1/2021	12/31/2021	0.00	
360-215	46a2	770.00	t9965908	JAMES BERRY	960.00	830.00	525.00	0.00 6/20/2011	4/30/2023	368.16	
361-215	46b1r2	1,000.00	t9965909	NATASHA CURTIS	1,395.00	1,409.00	1,659.00	0.00 2/1/2021	1/31/2022	-479.28	
362-215	46a2r2	770.00	t9970344	Diane Chenyi	1,126.00	1,126.00	0.00	0.00 11/1/2021	10/31/2022	12/29/2022	0.00
363-215	46b1r3	1,000.00	t9965910	Esmahan Maqbul	1,110.00	1,110.00	300.00	0.00 5/29/2018	11/30/2022	0.00	
364-215	46a1r2	737.00	t9965911	Joseph Yang	1,116.00	1,116.00	300.00	0.00 1/1/2020	10/31/2022	1/31/2022	1,326.60
365-215	46a1r2	737.00	t9965912	David Zemler	1,116.00	1,111.00	550.00	0.00 10/25/2019	4/30/2023	0.00	
366-215	46b1r2	1,000.00	t9965913	Ramos Denilson	1,395.00	1,269.00	550.00	0.00 2/1/2019	1/31/2020	-499.70	
367-215	46a1r3	737.00	VACANT	VACANT	1,187.00	0.00	0.00	0.00		0.00	
368-215	46b1r3	1,000.00	t9970672	Rys Petersen	1,395.00	1,395.00	0.00	0.00 10/30/2021	10/29/2023	12/1/2022	0.00
369-215	46a1r3	737.00	t9969479	Elizabeth Mauricio	965.00	965.00	0.00	0.00 10/1/2021	9/30/2022	10/26/2022	0.00
370-215	46a1	737.00	t9965916	PATRICIA LINTON	950.00	900.00	610.00	0.00 5/5/2014	2/28/2023	0.00	
371-215	46b1	1,000.00	t9965917	Sirad Elmi	1,100.00	1,120.00	500.00	0.00 4/22/2018	3/31/2023	15.00	
372-215	46a1	737.00	t9965918	LUCY GRANADOS	950.00	927.00	340.00	0.00 6/21/2007	8/31/2023	101.32	
435-215	46b1	1,000.00	t9965919	ROY MCCALED	1,100.00	1,103.00	775.00	0.00 12/18/2014	2/28/2023	29.52	
436-215	46c1r3	1,310.00	t9965920	Ali Dirir	1,450.00	1,450.00	300.00	0.00 11/28/2017	4/30/2022	4/15/2022	506.17
437-215	46a1r3	737.00	VACANT	VACANT	1,187.00	0.00	0.00	0.00		0.00	
438-215	46a1r3	737.00	t9965922	MARYAN NUR	950.00	927.00	479.00	0.00 6/1/2007	7/31/2023	12/31/2022	29.52
439-215	46a3r3	802.00	t9968799	Demetra Murray	960.00	960.00	0.00	0.00 9/24/2021	9/23/2022	11/15/2022	3,227.57
440-215	46a1r2	737.00	t9965924	Mohamed Salah Jr	1,116.00	1,149.00	600.00	0.00 5/1/2021	4/30/2023	15.00	
441-215	46a1r2	737.00	VACANT	VACANT	1,116.00	0.00	0.00	0.00		0.00	

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Unit	Unit Type	Unit Resident	Name	Market	Actual	Resident	Other Move In	Lease	Move Out	Balance	
		Sq Ft		Rent	Rent	Deposit	Deposit	Expiration			
442-215	46b1	1,000.00	t9965926 ANYA MCDONALD	1,100.00	875.00	500.00	0.00	5/17/2016	5/31/2023	0.00	
443-215	46a1r2	737.00	t9965927 Dedrick Banks	1,116.00	1,109.00	2,218.00	0.00	10/1/2019	9/30/2020	1,301.44	
444-215	46c1r1	1,330.00	t9965928 LUL HASSAN	1,460.00	1,400.00	1,125.00	0.00	2/4/2015	3/31/2023	0.00	
445-215	46a1r2	737.00	t9965929 Mohammed (Abdi)	1,116.00	1,409.00	300.00	0.00	9/3/2020	5/31/2023	-5,385.60	
446-215	46a1r2	737.00	VACANT	1,116.00	0.00	0.00	0.00			0.00	
447-215	46c1r3	1,310.00	VACANT	1,460.00	0.00	0.00	0.00			0.00	
448-215	46c1r3	1,310.00	t9970683 ULANDA WILEY	1,738.00	1,738.00	0.00	0.00	11/30/2021	11/29/2022	5/31/2022	0.00
449-215	46b1	1,000.00	t9965933 SAHRA QADI	1,100.00	1,081.00	443.00	0.00	1/15/2010	7/31/2023	-205.48	
450-215	46a1	737.00	t9965934 Paula Hepola	950.00	992.00	300.00	0.00	3/1/2018	5/31/2023	-355.00	
451-215	46a2	770.00	t9965935 Susan Wright	960.00	950.00	436.25	0.00	6/1/2007	10/31/2023	0.00	
452-215	46c1r2	1,330.00	t9965936 Luul Abdiraxiim	1,460.00	1,600.00	1,159.00	0.00	1/1/2021	12/31/2021	2/18/2022	-1,442.48
453-215	46a2	770.00	t9965937 GAYLE BRAZIL	960.00	927.00	603.00	0.00	9/30/2014	2/28/2023	8.52	
454-215	46a1r1	737.00	t9965938 CHARLES SNARGF	965.00	927.00	600.00	0.00	7/3/2018	2/28/2023	0.00	
455-215	46b1r2	1,000.00	t9974951 Ibrahim Adam	1,395.00	1,409.00	850.00	0.00	7/1/2020	6/30/2021	3/31/2022	19.52
456-215	46a1r3	737.00	t9968775 Angelica Allery	1,187.00	1,187.00	0.00	0.00	10/1/2021	3/31/2022	3/31/2022	0.00
457-215	46a1r3	737.00	t9965940 KEITH DAILEY	950.00	927.00	178.50	0.00	6/1/2007	6/30/2023	12/24/2022	0.00
458-215	46b1	1,000.00	t9965941 RASHIDA YUSOUF	1,100.00	1,027.00	740.00	0.00	11/11/2014	3/31/2023	202.96	
459-215	46b1r2	1,000.00	t9965942 Danielle Hoffman	1,395.00	1,336.00	300.00	0.00	1/10/2020	3/31/2023	8/13/2022	-3,818.00
460-215	46a2r2	770.00	t9965943 Ellin Hall	1,126.00	1,055.00	300.00	0.00	8/1/2020	2/28/2023	29.52	
461-215	46b1r1	1,000.00	t9969137 Lashaun Andrews	1,110.00	1,110.00	0.00	0.00	9/1/2021	8/31/2022	-2,077.50	
462-215	46a2r2	770.00	t9965945 Jeffrey Saepanh	1,126.00	1,126.00	450.00	0.00	12/16/2020	3/31/2024	0.00	
463-215	46b1	1,000.00	t9965946 ABDIYO GURHAN	1,100.00	1,081.00	375.00	0.00	7/29/2011	5/31/2023	174.00	
464-215	46a1r1	737.00	t9965947 Stephen Greene	965.00	977.00	300.00	0.00	7/13/2018	9/30/2022	113.68	
465-215	46a1r3	737.00	t9967113 Stephan Clevelanc	1,187.00	1,187.00	0.00	0.00	11/1/2021	11/30/2021	6/30/2022	101.32
466-215	46b1r2	1,000.00	t9965948 Marquette Ford	1,395.00	1,389.00	2,178.00	0.00	3/1/2020	2/28/2021	4/30/2022	3,401.12
467-215	46a1r2	737.00	t9965949 Tewodros Abera	1,116.00	1,139.00	300.00	0.00	11/1/2020	10/31/2023	0.00	
468-215	46b1	1,000.00	t9965950 Ahmed Hassan	1,100.00	1,100.00	300.00	0.00	4/4/2016	11/30/2023	0.00	
469-215	46a1r3	737.00	t9965951 Robert Anderson	950.00	919.00	500.00	0.00	11/1/2017	5/31/2022	9/3/2022	0.00
470-215	46a1r2	737.00	VACANT	1,116.00	0.00	0.00	0.00			0.00	
471-215	46b1r3	1,000.00	t9965953 Sarah Piggee	1,100.00	1,050.00	300.00	0.00	1/19/2018	1/31/2020	12/31/2022	262.00
472-215	46a1	737.00	t9965954 Jim Gollnast	950.00	855.00	454.58	0.00	6/1/2007	3/31/2024	0.00	

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Unit	Unit Type	Unit	Resident	Name	Market	Actual	Resident	Other	Move In	Lease	Move Out	Balance
		Sq Ft			Rent	Rent	Deposit	Deposit		Expiration		
Future Residents/Applicants												
302-200	46c1r2	1,310.00	t9971482	Kassidy Otteson	1,738.00	0.00	0.00	0.00	1/29/2022	4/27/2024		0.00
		Total		The Haven of Bæ	255,424.00	220,694.00	88,974.25	0.00				19,978.65

Summary Groups	Square	Market	Actual	Security	Other	# Of	% Unit	% Sqft	Balance
	Footage	Rent	Rent	Deposit	Deposits	Units	Occupancy	Occupied	
Current/Notice/Vacant Residents	201,654.00	255,424.00	220,694.00	88,974.25	0.00	216	88.88	89.29	19,978.65
Future Residents/Applicants	1,310.00	1,738.00	0.00	0.00	0.00	1			0.00
Occupied Units	180,058.00	224,513.00				192	88.88	89.29	
Total Non Rev Units	737.00	1,187.00				1	0.46	0.40	
Total Vacant Units	20,859.00	29,724.00				23	10.64	10.38	
Totals:	201,654.00	255,424.00	220,694.00	88,974.25	0.00	216	100.00	100.00	19,978.65

**HANSON
EXHIBIT
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sued Sta
09-06 In Comp

2022 092159 CS CSO Complaint

Type CS CSO Complaint Sub Type Certificate of Occu... Work Complaint Status In Compliance

Group Complaint Priority Ref. No. Parent ID Row ID 5092576

Location Folder Unit

Who

Name	Type	Telephone
G&X Phoenix Apartment...	Owner	
OCCUPANT	Occupant	
[REDACTED]	Responsible Party	[REDACTED]

Details / Notes

Form 4 There are numerous smoke detectors on the 2nd, 3rd and 4th floors of the Kipling side that have what appears to be tape holding the detectors together. The alarm system sounded due to burnt food and the system was unable to be reset. A message was left with staff to have the system inspected and to perform fire watch

Where

Address	Legal Desc	X-Street	Fo
[REDACTED]	SECTION 2 TO...		

Additional Info

Description	Value
▼ Ungrouped Info Fields (9)	
Ward	7
Call Back Reques...	No
District Council	1
Additional Compla...	0
Fire RF FolderRSN	5092577

Workflow

Description	Started	Status	Assigned User
DSI CS Review	2022-09-06	Closed	CSO Complai...
DSI CS Complaint Admin	2022-09-08	Closed	CSO Complai...
Fire Prevention Respon...	2022-09-07	Closed	Fire CS Respo...

When

In Date 2022-09-06

Closed

Code Enforcement 9/6/22 P2

Issue 22-09-06 In Comp

Folder | Property(1) | People(3) | Info(9) | Fixture | Fee | Process(3) | Document(1) | Comment | Attachment(1)

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Issue	St	Process	Reference	Comments	Status	To Start	To End	Started	Ended	Assigned User
Complaint Investigation (3)										
		DSI CS Review			Closed	2022-09-06	2022-09-07	2022-09-06	2022-09-06	CSO Compl
		DSI CS Complai...			Closed	2023-10-01	2023-10-01	2022-09-08	2022-09-08	CSO Compl...
		Fire Prevention ...			Closed	2023-09-06	2023-09-06	2022-09-07	2022-09-08	Fire CS Res...

Fire Inspection referral 9/6/22 P1

HROP ST S[CO] x

Folder			Property(1)	People(2)	Info(15)	Fee	Process(2)	Document(2)	Comment	Attachment(1)
+ Add Query Refresh Add to Links View Edit										
Date	Issued	Status	2022 092160 CSO 00 RF Referral							
9-06		Closed	Type	RF Referral	Status	Closed				
			Sub Type	Form 4	Parent ID	4227777				
			Work		Row ID	5092577				
			Group	Fire Prevention						
Primary Property										
Address			[Redacted]				Folder Unit			
Location			[Redacted]							
Tracking Dates and Reference Information										
In Date			2022-09-06	Issue/Approve			Expires			
COFO File			16067	Issued By			Final Date 2022-09-08			
Name			[Redacted]				Priority			
Description										
Form 4 There are numerous smoke detectors on the 2nd, 3rd and 4th floors of the Kipling side that have what appears to be tape holding the detectors together. The alarm system sounded due to burnt food and the system was unable to be reset. A message was left with staff to have the system inspected and to perform fire watch until it was completed. Please ensure that the alarm system is fully functional.										
Conditions										
From CS Complaint Row ID 5092576										

Fire Inspection referral 9/6/22 P2

[CO] X [REDACTED]										
Folder Property(1) People(2) Info(15) Fee Process(2) Document(2) Comment Attachment(1)										
+ Add X Delete Save Refresh Add to Links Expand All Collapse All View										
Issued	Status	Process	Reference	Comments	Status	To Start	To End	Started	Ended	Assigned User
	Closed	Complaint Investigation (2)								
		Referral Respon...			Under Insp	2022-09-06	2022-09-06	2022-09-07	2022-09-07	Thomas, Ja
		Referral Re-Insp...			Comply	2022-09-07	2022-09-07	2022-09-08	2022-09-08	Thomas, Ja...