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**RE: Supplemental Appeal Submission for the rent-stabilization appeal of Michael Smith, RLH RSA 26-7**

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**From** Abbie Hanson <ahanson@hjcmmn.org>

**Date** Mon 6/29/26 3:03 PM

**To** Polly Heintz <polly.heintz@ci.stpaul.mn.us>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>

**Cc** Michael Smith <msmithforjob@gmail.com>

 1 attachment (462 KB)

1517PortlandAveTypedOrders.pdf;

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

Hello again:

Last week Mr. Smith called DSI to report water damage to a wall in his building. Attached is the correction order that was issued, identifying five code violations. Please include this as part of the record for Mr. Smith's appeal. Habitability issues are relevant for any rent-cap exception. See SPLC 193A.06(a)(7)-(8), (c).

I will also note that Mr. Smith does not believe that a fire certificate of occupancy renewal inspection has occurred for his building. As noted in Mr. Smith's supplemental appeal submission, his building's fire certificate of occupancy reinspection is overdue by one year. At the May 21 hearing, Hearing Officer Moermond recognized the delay and ordered an inspection take place. When Mr. Smith inquired with the fire inspector as to a building-wide inspection, the fire inspector was unsure whether an inspection had been scheduled or not.

Please forward this correction order to the necessary parties.

Thank you,

**Abbie Hanson** (she/her)

Housing Justice Litigator

651-391-8393

[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)



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**From:** Abbie Hanson

**Sent:** Tuesday, June 23, 2026 4:23 PM

**To:** 'Polly Heintz' <polly.heintz@ci.stpaul.mn.us>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Michael Smith <msmithforjob@gmail.com>  
**Subject:** RE: Supplemental Appeal Submission for the rent-stabilization appeal of Michael Smith, RLH RSA 26-7

Appreciated. Thanks Polly.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



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**From:** Polly Heintz <[polly.heintz@ci.stpaul.mn.us](mailto:polly.heintz@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 23, 2026 4:17 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Michael Smith <[msmithforjob@gmail.com](mailto:msmithforjob@gmail.com)>  
**Subject:** Re: Supplemental Appeal Submission for the rent-stabilization appeal of Michael Smith, RLH RSA 26-7

Abbie,  
Your Email has been received.

Apologies for the date change and delay in responding to your email- our office moved last week, and I am catching up on emails.  
July 15 is the scheduled hearing and the hearing officer's recommendation is forthcoming. Let me know if I can assist with anything else.

**Polly Heintz** (she/her)  
**Executive Assistant**

*St. Paul City Council/Rent Stabilization Appeals*  
15 W. Kellogg Blvd. Suite 310  
Saint Paul, MN 55102  
P: 651-266-8683  
[polly.heintz@ci.stpaul.mn.us](mailto:polly.heintz@ci.stpaul.mn.us)  
[www.stpaul.gov](http://www.stpaul.gov)



**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>

**Sent:** Thursday, June 18, 2026 9:09 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>; Polly Heintz <[polly.heintz@ci.stpaul.mn.us](mailto:polly.heintz@ci.stpaul.mn.us)>

**Cc:** Michael Smith <[msmithforjob@gmail.com](mailto:msmithforjob@gmail.com)>

**Subject:** RE: Supplemental Appeal Submission for the rent-stabilization appeal of Michael Smith, RLH RSA 26-7

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

Hello again:

I just received an update from Mr. Smith regarding the date change for the City Council hearing (July 15).

Also, adding Ms. Heintz to this email just to ensure the submission in yesterday's email has been received.

Thank you,

**Abbie Hanson** (she/her)

Housing Justice Litigator

651-391-8393

[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



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**From:** Abbie Hanson

**Sent:** Wednesday, June 17, 2026 10:07 AM

**To:** \*CI-StPaul\_RentAppeals <[rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)>

**Cc:** Michael Smith <[msmithforjob@gmail.com](mailto:msmithforjob@gmail.com)>

**Subject:** Supplemental Appeal Submission for the rent-stabilization appeal of Michael Smith, RLH RSA 26-7

Hello:

Please see the attached supplemental memoranda in Michael Smith's rent-stabilization appeal, RLH RSA 26-7.

Mr. Smith received an email saying his appeal would be heard at the June 24 City Council meeting. However, Mr. Smith confirmed this morning that he has not yet received a recommendation. I also checked to see if there was a recommendation on the City of Saint Paul's public [website](#). Mr. Smith's appeal is no longer listed.

Please confirm receipt and forward these materials to the appropriate parties.

Thank you,

**Abbie Hanson** (she/her)

651-391-8393

[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)