



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

RECEIVED

APR 03 2023

CITY CLERK

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable (payable to the  
City of Saint Paul  
☒ 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)

THURSDAY: \_\_\_\_\_

TIME: \_\_\_\_\_

LOCATION OF HEARING:

Room 330 Saint Paul City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

Address Being Appealed:

476 Herschel St, Apt 10  
Number & Street & Unit Number (if applicable)

St. Paul, MN  
City & State

55104  
Zip Code

Appellant:

Gaius Poehler  
Appellant Name

(651)-271-6724  
Preferred Phone Number

Gaius Poehler 4/3/2023  
Signature & Today's Date

gaiuslove@yahoo.com  
Email

(651)-645-9318  
Alternate Phone Number

No

Is Appellant: Property Owner/ Manager OR Tenant ?

Property Owner (if other than appellant):

Joe Collins and Tom Gallagher  
Dadden's Properties / Housing Hub  
Property Owner Name

651-488-2437  
Preferred Phone Number

receptionist@housinghubmn.com  
Email

Alternate Phone Number

They have known these chickens were coming home to roost, and this exception to the 3% cap on rent increase is how they intend to pay for it.

What Is Being Appealed and Why? Attachments Are Acceptable

Please see attachments showing history of unresolved building problems.  
In lieu of these unresolved building problems, the owners of the property  
& the landlord of said property shouldn't be granted an exception to the  
3% cap on rent increase.

This landlord is a poor corporate citizen. They (see attachment) have recently  
agreed to settle claims with the Minnesota Attorney General relating to their bad practices.  
They have known these chickens were coming home to roost, and this exception to the 3%



**SAINT PAUL**  
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS  
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
Tel: 651-266-8953 | Fax: 651-266-9124

Resident  
476 Herschel St.  
Unit 10  
Saint Paul, MN 55104

03/28/2023

REQUEST FOR EXCEPTION TO 3% CAP  
NOTICE OF DEPARTMENT DETERMINATION THROUGH SELF-CERTIFICATION

RE: 476 Herschel St.

Dear Resident:

On 3/21/2023, your landlord applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City.

However, this is not a Final Determination and rent cannot be increased in the next 45 days.

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.

Sincerely,

**Rent Stabilization Workgroup**  
**[Rent-Stabilization@ci.stpaul.mn.us](mailto:Rent-Stabilization@ci.stpaul.mn.us)**  
**651-266-8553**

SC 01/2023 - ENG



474 Herschel South  
window unrepaired  
for several weeks  
Picture taken 4/1/2023

## &lt; Details

Edit



April 1, 2023 6:59 PM



20230401\_185903.jpg

3.29 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/50 s 4.00mm ISO 80

White balance Auto No flash

**Subject** Re: Inappropriate neighbor and still unrepaired broken window  
**To:** [Jennifer Miglio <jennifer@housinghubmn.com>]  
**From** Gaius Poehler <gaiuslove@yahoo.com>  
**Date** Thu, Mar 30, 2023 at 11:36 PM

Sam is wrecking himself. Nobody's intervening. Okay then.

<https://www.dailymail.co.uk/health/article-2028253/Colonic-irrigation-wrecked-life-Hairdressers-ordeal-raises-questions-treatments-safety.html>

I love the truth.

Gaius Poehler

On Thu, Mar 30, 2023 at 10:15 PM, Gaius Poehler  
<gaiuslove@yahoo.com> wrote:

Housing Hub, Dadder's Properties,

My neighbor in Apartment 9 is a perverted distraction with his annoying audible colonics addiction, and the broken window hole on the south side of 474 Herschel is still there and should have been repaired weeks ago. Leaving it like that will attract theft and crime. Please repair it immediately! I've put in two repair requests and it hasn't been done.

Gaius Poehler, Apt 10, 476 Herschel

I love the truth.

Gaius Poehler



This request was canceled on  
03/01/2023.

### Window

**COMPLETED**

A homeless person broke a basement outside window on 474 Herschel on Monday, February 20th, 2023. The broken window is on the south side of the building and is easily visible and it's glass pane needs to be replaced.

Requested by You on 02/24/2023 5:36PM  
Maintenance Request #52613-1

This request was completed on  
03/06/2023

← Request was  
not completed.  
See Picture  
of hole in  
window taken  
on 4/1/2023  
GP.

### Other Maintenance - Not Listed

Please clean the 476

**COMPLETED**

Herschel hallways. They haven't been cleaned for decades. Vacuuming does not fully clean them and keep them safe for the tenants. Thank you!

Requested by You on 02/18/2023 7:30PM  
Maintenance Request #52478-1

This request was completed on  
02/20/2023

Showing 3 of 6 | [Show more](#)

Housing Hub, LLC

(651) 488-2437

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appfolio

**Subject** Housing Hub, LLC - Maintenance Request #52613-1 Received  
**To:** [ <gaiuslove@yahoo.com>]  
**From** <donotreply@appfolio.com>  
**Date** Fri, Feb 24, 2023 at 5:36 PM

Hello Gaius Poehler,

Your maintenance request has been successfully submitted. Your maintenance request number is #52613-1.

Maintenance request details:

A homeless person broke a basement outside window on 474 Herschel on Monday, February 20th, 2023. The broken window is on the south side of the building and is easily visible and it's glass pane needs to be replaced.

Thank you for choosing Housing Hub, LLC.

Housing Hub, LLC

(651) 488-2437

<http://www.housinghubmn.com>

appfolio



Unclaimed Items left in basement  
laundry room for several  
months. Items were illegally  
left in the 468 - 478 Herschel  
dumpster located on South side of  
468 Herschel.

\* Picture taken  
4/1/2023

## &lt; Details

Edit



April 1, 2023 7:00 PM



20230401\_190008.jpg

2.26 MB 4080x1836

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/17 s 4.00mm ISO 1600

White balance Auto No flash

## Closed Maintenance Requests

### Not Maintenance Related **CANCELED**

Please take these electronics and appliances that have been at the foot of the 468 Herschel basement laundry room steps for years; many of them were illegally put in the nearby 468 Herschel dumpster. Repowered, (formerly Tech Dump) in St Paul (see link for locations) has contracted with Ramsey County and will now take most of these items for free.

Here is a link to Repowered's listing the items they take:

<https://getrepowered.org/certified-recycling/items-we-recycle/>

Repowered locations:

<https://getrepowered.org/certified-recycling/drop-off-locations/>

Ramsey County link describing Repowered's affiliation with Ramsey County:

<https://www.ramseycounty.us/residents/recycling-waste/collection->



menu

HOUSING HUB  
Property Management | Real Estate Advisors

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Repowered locations:

<https://getrepowered.org/certified-recycling/drop-off-locations/>

Ramsey County link describing Repowered's affiliation with Ramsey County:

<https://www.ramseycounty.us/resident-s/recycling-waste/collection-sites/electronics-recycling#sidebar-contact-callout>

Thanks!

Requested by You on 03/01/2023 3:45PM

Maintenance Request #52724-1

This request was canceled on 03/01/2023.



**Subject** Illegally dumped items still in the 468 Herschel laundry room basement  
**To:** [Jennifer Miglio <jennifer@housinghubmn.com>, tgallagher@housinghubmn.com <tgallagher@housinghubmn.com>]  
**From** Gaius Poehler <gaiuslove@yahoo.com>  
**Bcc:** [Matt Eichenlaub <matte@homelinemn.org>]  
**Date** Tue, May 3, 2022 at 11:28 AM

Jennifer and Dadders Estates LLC,

People, some whom are tenants and others who are not tenants of 467-478 Herschel, are illegally dumping non-disposable items into the dumpsters next to 468 Herschel, St. Paul, MN 55104 (located on south side of building)

In lieu of my recent (5/1/2022) rent increase of \$104, and that I was previously taking such previously described illegally dumped televisions and other things to the appropriate centers for processing out of my own pocket, and that the St Paul Department of Public Works doesn't pick up illegally dumped items left on private property and that I have twice (see amongst emails below) asked Housing Hub to appropriately process these items themselves and Housing Hub per approval from its owners Dadders Estates, LLC has still not appropriately processed these items (in front of the washing machines and dryers owned by Dadders Estates, LLC that Dadders Estates LLC several months ago promised to take to a junkyard but left behind in this basement (all shown in the attached photo taken today, 5/3/2022)), I have reported this now to the city of Saint Paul.

Gaius Poehler, Apt 10, 476 Herschel

P.S.

Jennifer, thanks for your courtesy; you've done all you can; and Dadders Estates LLC needs to act on my and your attempts to take care of this and ensure that illegally thrown away items like this are appropriately legally processed.

The young man who last year picked up the items (the maintenance request says completed 8/16/2021, but I don't remember the 2 dates he was here; the size of his trailer made him have to remove the items in 2 loads) said things in property basements pile up unbeknownst to management unless a maintenance request is made by a tenant who notices it.

I emailed Jennifer on October 29th, 2021 about more appliances left in the dumpster that I put in the 468 Herschel laundry room basement and Jennifer may have forgotten to make the maintenance request for a tech to pick them up that she on November 1, 2021 said she'd make. In the meantime, more appliances have been left in the 468 Herschel dumpster that I put in the 468 Herschel laundry room basement. Though I reported it to the city who in an email to me said they'd contact Housing Hub about it, I'll make a maintenance request for a Housing Hub maintenance person to like last year, pick up the items in the picture up and take them to an appropriate site for processing. Here again is a link where to take said items:

<https://www.ramseycounty.us/residents/recycling-waste/a-z-disposal-guide>



Emails below proceed chronologically from top to bottom:

---

Jennifer Miglio <jennifer@housinghubmn.com>  
To: Gaius Poehler  
Cc: tgallagher@housinghubmn.com

**Subject** Re: Stain on floor on second floor  
**To:** [ <jennifer@housinghubmn.com>]  
**From** Gaius Poehler <gaiuslove@yahoo.com>  
**Date** Mon, Feb 13, 2023 at 7:31 PM

Jennifer,

Unfortunately, Housing Hub's maintenance request page won't permit somebody to come out to clean the carpet.  
The entire 476 hallway carpet needs to be cleaned due to years of having not been cleaned, and that is the company's responsibility, not tenant responsibility.

7:27  

    80% 

  
menu



[www.hhs.gov/coronavirus/economic-impact-payments](https://www.hhs.gov/coronavirus/economic-impact-payments)

# Resident Responsibility

Our system has detected that this issue is considered **resident responsibility**.

What this means:

- You are trusted to take care of this issue yourself
- Housing Hub, LLC **will not send a**

maintenance worker out to resolve the  
issue

I acknowledge that this is my responsibility to  
resolve \*

Yes

No

Back

Submit Request

---

Date Created

02/13/2023

---



I love the truth.

Gaius Poehler

On Mon, Feb 13, 2023 at 4:44 PM, Gaius Poehler  
<gaiuslove@yahoo.com> wrote:

Will do. I'll place one.

I love the truth.

Gaius Poehler

On Mon, Feb 13, 2023 at 3:36 PM, Jennifer Miglio  
<jennifer@housinghubmn.com> wrote:

Hello Gaius, have you placed a work order?



**Jennifer Miglio**  
Tenant Coordinator

[jennifer@housinghubmn.com](mailto:jennifer@housinghubmn.com)

[HousingHubMN.com](http://HousingHubMN.com)

351 Kellogg Blvd East, St. Paul, MN 55101

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Sender notified by  
[Mailtrack](#)

On Sun, Feb 12, 2023 at 2:19 PM Gaius Poehler <[gaiuslove@yahoo.com](mailto:gaiuslove@yahoo.com)> wrote:  
Jennifer,

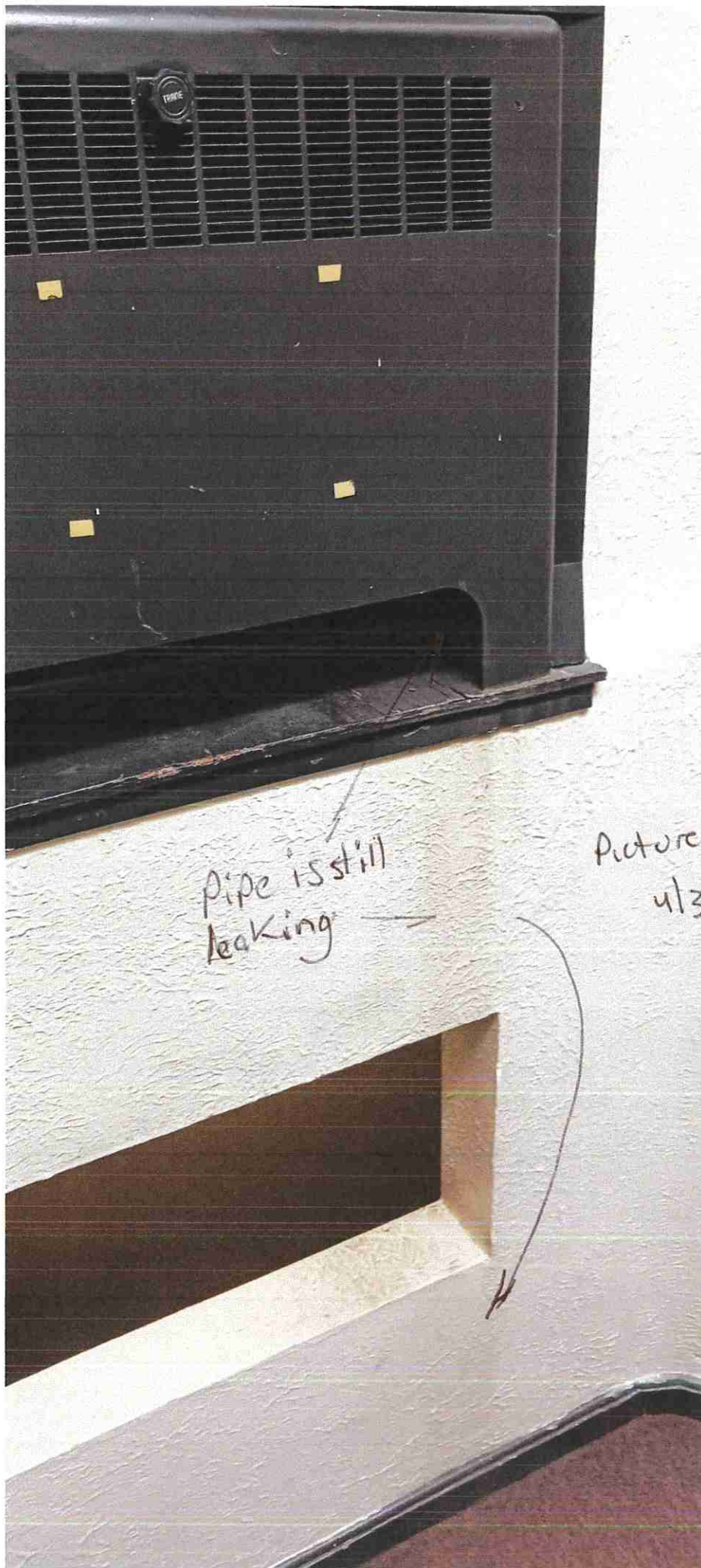
There's a white stain on the floor on the second floor by (476 Herschel) Apartment 8 near the steps. I don't know who caused it, but can you send someone out to clean it up?  
Furthermore, the entire 476 Herschel hallway carpeting probably could use a shampooing as it hasn't been cleaned for years. I noticed there's also permanent footprint marks on the steps leading up to the second floor that could be cleaned.

Thanks!

Gaius Poehler  
Apartment 10, 476 Herschel

I love the truth.

Gaius Poehler



Pipe is still  
leaking

Picture taken  
4/3/2023  
yd.



all he needs to do is fill the 4/4-4/6  
Herschel boiler up with water which  
will then allow it to heat the units. As  
I've said several times, various heaters  
like mine leak at the valve which then  
depletes the water where he has to fill  
it/the boiler up again. See picture of  
my thermometer which has it at 60° in  
my bedroom.

Gaius Poehler, Apt 10, 476 Herschel

Requested by You on 01/17/2023 9:36AM

Maintenance Request #51876-1

This request was canceled on  
01/17/2023.

### Heater

COMPLETED

The hallway heater just before the  
third level by the stairs in 476  
Herschel is leaking. You can see the  
water dripping down the wall.

Requested by You on 01/06/2023 11:22PM

Maintenance Request #51668-1

This request was completed on  
01/08/2023

4/1/2023  
Water is  
still dripping  
out of the  
hallway heater  
JP

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## &lt; Details

Edit



April 3, 2023 9:21 AM



20230403\_092146.jpg

1.84 MB 1836x4080

/SD card/DCIM/Camera



Samsung SM-A136U

F1.8 1/24 s 4.00mm ISO 320

White balance Auto No flash

## Attorney General Ellison wins relief for tenants whose landlord unlawfully withheld amounts from security deposits

*Housing Hub to pay \$63,000, stop charging tenants for carpet cleaning, replacing batteries, lightbulbs, and filters at move out*

*AG's office will use the funds to refund tenants*

**March 13, 2023 (SAINT PAUL)** – Minnesota Attorney General Keith Ellison announced today that his office has settled with a St. Paul-based property management company that illegally withheld amounts from tenants' security deposits. The settlement requires the company to provide refunds to its tenants and change its security deposit retention practices to comply with the law.

Under Minnesota law, landlords can withhold from security deposits only amounts reasonably necessary "to restore the premises to their condition at the commencement of the tenancy, ordinary wear and tear excepted." Instead, Housing Hub charged tenants (by withholding amounts from their security deposits) for items that needed to be replaced due to a tenant's ordinary use of the home. For instance, Housing Hub systematically charged tenants for professional carpet cleaning upon move-out even if the carpet's condition was not damaged beyond normal use. Additionally, Housing Hub charged tenants to replace smoke-detector batteries, lightbulbs, and furnace filters, which are all routine turn-over costs that Minnesota law prohibits landlords from shifting onto their departing tenants. Housing Hub also told tenants they were "required to leave the property in its original condition," and were required to take apart and clean their windows, stoves, vents, and light fixtures in order to obtain their security deposit back without deductions.

The Settlement, filed in Ramsey County District Court, requires Housing Hub to pay the State \$63,000, which the Attorney General's Office will use to provide restitution to the company's tenants who were illegally charged for carpet cleaning, and/or replacing batteries, lightbulbs, or filters. Among other things, the settlement also requires Housing Hub to remove from its lease provisions requiring tenants obtain or pay for professional carpet cleaning, and to stop charging tenants for batteries, lightbulbs, or filters. Housing Hub may only charge for damage to the home that rises beyond ordinary wear and tear. Additionally, if Housing Hub withholds amounts from tenants' security deposits for cleaning, the settlement also requires Housing Hub to provide tenants with evidence that the unit required professional cleaning to restore it to its original condition, ordinary wear and tear excepted.

"Having a safe, affordable roof over your head is essential to living with safety, dignity, and respect," Attorney General Ellison said. "Part of that is landlords following the law and returning tenants their security deposits. I am pleased that Housing Hub has agreed to refund its tenants and change its security deposit practices going forward."

Attorney General Ellison encourages *any* tenants—not just Housing Hub tenants—who have had amounts withheld from their security deposits for normal wear and tear to contact the Minnesota Attorney General's Office by filling out the dedicated Tenant Report Form on the Attorney General's website. Minnesotans can also report violations by calling Attorney General Ellison's office at (651) 296-3353 (Metro) or (800) 657-3787 (Greater Minnesota).