

Department of Safety & Inspections
Staff Report
Rent Stabilization Appeal

200 Winthrop Street South - Apartment 216

Department of Safety and Inspections staff met with representatives from Level 10 Property Management on April 4, 2025 and April 24, 2025 to discuss the Rent Stabilization Ordinance and the process for requesting an exception to the 3% cap on rent increases. On behalf of the property manager, the Department of Safety & Inspections completed an online intake form on September 3, 2025 for an exception to the 3% cap on rent increases per ordinance 193A. The property manager seeks to achieve a reasonable return on investment based on increases in other housing services provided (i.e., changes in space or services). The application includes all units (216) that comprise The Haven of Battle Creek, located at:

- 200 Winthrop Street South
- 215 Kipling Street

The appeal is for a single unit (Apartment 216 at 200 Winthrop Street South). The intake form is part of the record and Lauren Berg is listed as the applicant. Ms. Berg represents Level 10 Property Management. The residential rental community is owned by The Haven of Battle Creek Apartments LLC. The current owners acquired the building in 2025.

The intake form notes that consistent increases will apply to all units. The reasons for the increases listed in the application include:

- “An unavoidable increase in operating expenses”
- “An increase in housing services”

The application includes proposed rent increases of:

- \$35.00 / unit / month to cover the cost for adding bulk high-speed internet to the property. The increase would be applied on February 1, 2026.
- \$0.15 / unit / month to cover the extermination contract price increase from \$1.00 / unit to \$1.15 / unit. The increase would be applied as soon as possible. An increase was not granted for the price increase in the extermination contract, as this would not represent a change in space or services, but a change in maintenance expenses.

The property manager completed and submitted a Changes in Space or Services worksheet. The mailing was completed by the City's print vendor on January 30, 2026 informing tenants that their landlord requested an exception to the rent increase cap.

Department of Safety & Inspections
Staff Report
Rent Stabilization Appeal

In evaluating the request for an increase in adding bulk high-speed internet, staff evaluated the average internet costs for apartments in Saint Paul in 2025.

Speed Tier / Plan Type	Typical Monthly Cost	Notes
Basic (25–100 Mbps)	\$50– \$60/month	Entry-level DSL or cable service; suitable for browsing and streaming.
Mid-Tier (200–500 Mbps)	\$60– \$75/month	Common for most apartment buildings; includes faster cable and lower-end fiber.
High-Speed / Fiber (up to 1 Gbps)	\$70– \$85/month	Premium plans; ideal for multi-user households, remote work, or gaming.
Estimated Average Range (Saint Paul)	\$55– \$75/month	Based on available local ISP offerings and national apartment averages.

Department of Safety & Inspections
Staff Report
Rent Stabilization Appeal

Multiple sources were consulted for this information, including those listed in the table below.

Source	Reported Information	Link
BroadbandNow (Saint Paul)	Internet plans start at \$55/month.	https://broadbandnow.com/Minnesota/Saint-Paul
CenturyLink (Saint Paul)	“Simply Unlimited Internet” starting at \$55/month.	https://www.centurylink.com/local/mn/saint-paul
Quantum Fiber (Saint Paul)	Up to 940 Mbps at \$75/month.	https://www.quantumfiber.com/local/mn/st.-paul
EarthLink (Saint Paul)	Fiber plans starting at \$39.95/month.	https://www.earthlink.net/internet-near-me/minnesota/saint-paul/
Zumper (National Apartment Data)	Average internet plan costs \$50–\$70/month.	https://www.zumperrentals.com/blog/how-much-does-wifi-cost-for-an-apartment/
ApartmentList (National)	Average internet bill ≈ \$71.06/month.	https://www.apartmentlist.com/renter-life/estimating-apartment-utilities-cost
HighSpeedInternet.com (U.S. Average)	Cable ≈ \$59/month, Fiber ≈ \$85/month.	https://www.highspeedinternet.com/resources/how-much-should-i-be-paying-for-high-speed-internet-resource

Based on this evaluation, staff determined that a \$35.00 / unit / month charge for internet service is within the commercially reasonable value for high-speed internet in Saint Paul.

A mailing was completed by the City’s print vendor on June 4, 2026 informing tenants that their landlord was granted an exception to the rent increase cap and advising tenants of their appeal rights.

Department of Safety & Inspections
Staff Report
Rent Stabilization Appeal

Staff initially issued a determination letter approving the exception request on May 19, 2026. Due to an unavoidable delay in the vendor's process for mailing tenant notices, the property manager's determination letter was re-issued on June 4, 2026, with the date updated to ensure both the applicant and tenants received an equal 45-day appeal period.

The last Fire Certificate of Occupancy inspection rated The Haven of Battle Creek as a Class A property. A renewal inspection is due on September 7, 2028. There were five "In Progress" code cases at the time of approval. All cases were nine or more months old.