

Re: Rent Stabilization Appeal 1517 Portland Ave Apt. D- request for documents

From Robin Doroshow <robinjd1063@icloud.com>
Date Thu 5/21/26 10:50 AM
To Polly Heintz <polly.heintz@ci.stpaul.mn.us>
Cc Rich Kronfeld <teammemberrich@gmail.com>

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

Polly,

It appears that the tribunal has already spoken. I sent a follow up to you moments ago. If what I received from Yvonne Robinson is a determination letter, it is also a penalty. We will appeal.

If this is not a final determination letter, with regard to rent on Apt D, as I previously stated, we inherited upon purchase, a lease agreement with stated rent of \$1348. This was incorrect, as some internal communications between the prior owner and the renters reduced the rent amount to \$1324. That is the amount we received until we applied for and received a variance and raised the rent in accordance with that decision. We raised it again in January of 2025 applying 3% to the base rent plus utilities for a rent amount of \$1500. We most recently raised it in accordance with current variance, but not full amount, to \$1661, which is the variance at issue in the appeal from Apt D.

Demetrius Sass should have all notes from both variance processes as he worked with me on both.

Please advise.

Thank you.

All best, Robin Doroshow

On May 20, 2026, at 5:53 PM, Polly Heintz <polly.heintz@ci.stpaul.mn.us> wrote:

I am so sorry . I was out today, and I missed this when I scanned through my email.
Thanks for any information you are able to provide.
I will keep an eye out tomorrow morning when I'm back in the office.

Polly

From: Robin Doroshow <robinjd1063@icloud.com>
Sent: Wednesday, May 20, 2026 10:52:05 AM
To: Polly Heintz <polly.heintz@ci.stpaul.mn.us>
Cc: msmithforjob@gmail.com <msmithforjob@gmail.com>
Subject: Re: Rent Stabilization Appeal 1517 Portland Ave Apt. D- request for documents

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Polly,

Please note that lease has always been month to month. It was what we inherited from previous owner and never changed the duration.

Rental rate has changed and I will find and forward emails that gave proper, timely notice of increases as well as explanations including percentage of raise to base rent, as well as utilities costs.

Unexpectedly, I have to attend a funeral this afternoon, and have a commitment later this evening. I will do my best to get the information to you as soon as I can.

All best, Robin Doroshow

On May 19, 2026, at 5:16 PM, Polly Heintz <polly.heintz@ci.stpaul.mn.us> wrote:

Resending due to typo in Mr. Smith's email.

The Legislative Hearing Officer is requesting copies of past leases for 1517 Portland Ave. Apt. D. She would like to review leases for over-time comparison, if possible, for the years 2022, 2023, 2024, 2025.

If either of you are able to provide these documents, please email them to me

Thank you.

Polly Heintz (she/her)
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