



APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

RECEIVED

APR 25 2025

CITY CLERK

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

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable (payable to the
City of Saint Paul) *Receipt 784268*
- ☐ 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)

DATE: *Thursday, May 22*

TIME: *2:00 p.m.*

LOCATION OF HEARING:

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

Address Being Appealed:

195 Dunlap St. South Apt. 6

Number & Street & Unit Number (if applicable)

St. Paul, MN

City & State

55105

Zip Code

Appellant:

Abigail Moe

Appellant Name

612-407-0620

Preferred Phone Number

[Signature] 4-25-2025

Signature & Today's Date

avgrace33@gmail.com

Email

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

Property Owner (if other than appellant):

Midcontinent Management Company

Property Owner Name

651-291-0111

Preferred Phone Number

davernpark@midcontinentmgmt.com

Email

Alternate Phone Number

What Is Being Appealed and Why? *Attachments Are Acceptable*

Attachments forthcoming.



Condition of Property (Read only)

No known code violations



Added Information (Read only)

Double digit increases to property insurance and payroll & benefits costs are primary factors. These are unavoidable/uncontrollable expense that are increasing at a rapid rate.



Staff or Self Determination (Read only)

Self-certifying: available for increases between 3 and 8 percent



Current Year GSRI (Read only)

575559.54



Fair Net Operating Income (Read only)

282670.16



Missed Fair Revenue (Read only)

38524.7



Property Address (Read only)

195 & 215 S. Dunlap Street, St. Paul, MN 55105



Allowable Rent Increase (Read only)

7



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)



Staff Notes (Read only)

195 DUNLAP ST S: Last Inspection Date: Oct 2, 2023, rated as a Class A property.

215 DUNLAP ST S: Last Inspection Date: Oct 2, 2023, rated as a Class A property.



Attachment (Read only)



Completion Time (Read only)

1/29/2025 9:01 AM



Attachments

L&ORR.pdf

1/29/2025 3:01:27 PM

Time of Completion (Read only) *

1/29/2025 3:01:27 PM

Applicant Name (Read only)

Patty Jansen

Applicant Email (Read only)

patty@mcmc.rent

Applicant Phone (Read only)

651-291-0111

Applicant Address (Read only)

37 E. Isabel Street, Saint Paul, MN 55107

Company Represented (Read only)

Mid Continent Management

Owner (Read only)

L&O Realty Company LLC, a MN Limited Liability Company

PIN (Read only)

03-28-23-44-0114

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

7 %

Effective Date (Read only)

March 15, 2025

Justification (Read only)

["An unavoidable increase in operating expenses"]

Units affected

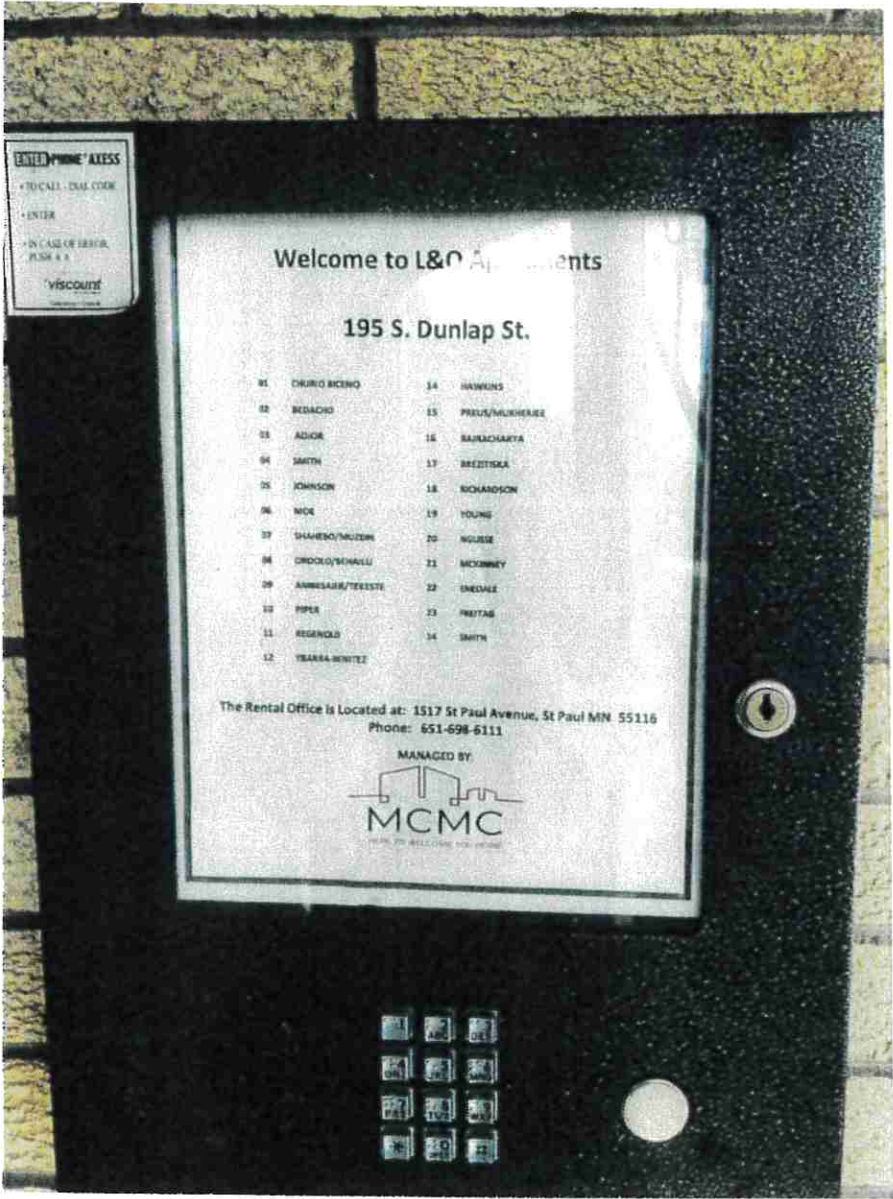
Rent Stabilization

Unit Listing



Instructions: Please fill in the cells below with the unit numbers affected by your requested rent increase. Please do not include any tenant information. Thank you.

Street Address	City	State	Zip	Unit Number
195 Dunlap St	St Paul	MN	55105	195-01
				195-02
				195-03
				195-04
				195-05
				195-06
				195-07
				195-08
				195-09
				195-10
				195-11
				195-12
				195-14
				195-15
				195-16
				195-17
				195-18
				195-19
				195-20
				195-21
				195-22
				195-23
				195-24
215 Dunlap St	St Paul	MN	55105	215-01
				215-02
				215-03
				215-04
				215-05
				215-06
				215-07
				215-08
				215-09
				215-10
				215-11
				215-12
				215-14



ENTER PHONE ACCESS
* TO CALL - DIAL CODE
* ENTER
* IN CASE OF EMERGENCY, PUSH 9
VISICOUNT

Welcome to L&O Apartments
195 S. Dunlap St.

01	CHURRO RIZZO	14	HAWKINS
02	BEDACHO	15	PRITZ/MUKHERJEE
03	ADJOR	16	BAJRAJACHARYA
04	SMITH	17	BREZITSKA
05	JOHNSON	18	RICHARDSON
06	MOE	19	YOUNG
07	SHAMBO/MUZER	20	NGUSE
08	ORDOLO/MHALLU	21	MCKINNEY
09	ANNELAGH/TEESTE	22	EMEDALE
10	PIPER	23	PREITAG
11	REGENOLD	24	SMITH
12	YBARRA-MUNIZ		

The Rental Office is Located at: 1517 St Paul Avenue, St Paul MN 55116
Phone: 651-698-6111

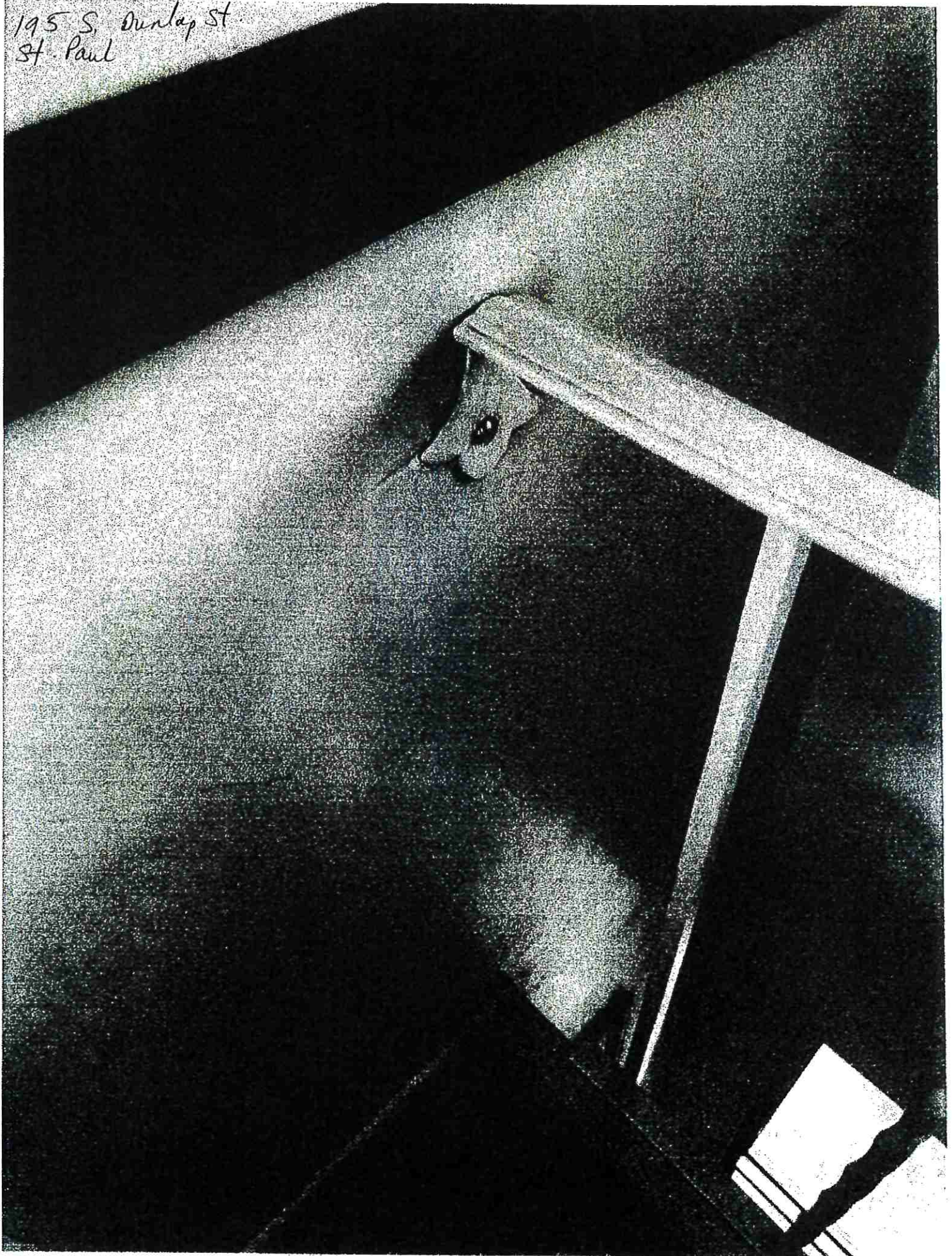
MANAGED BY
MCMC
RENTAL OFFICE LOCATED NEAR PHOENIX



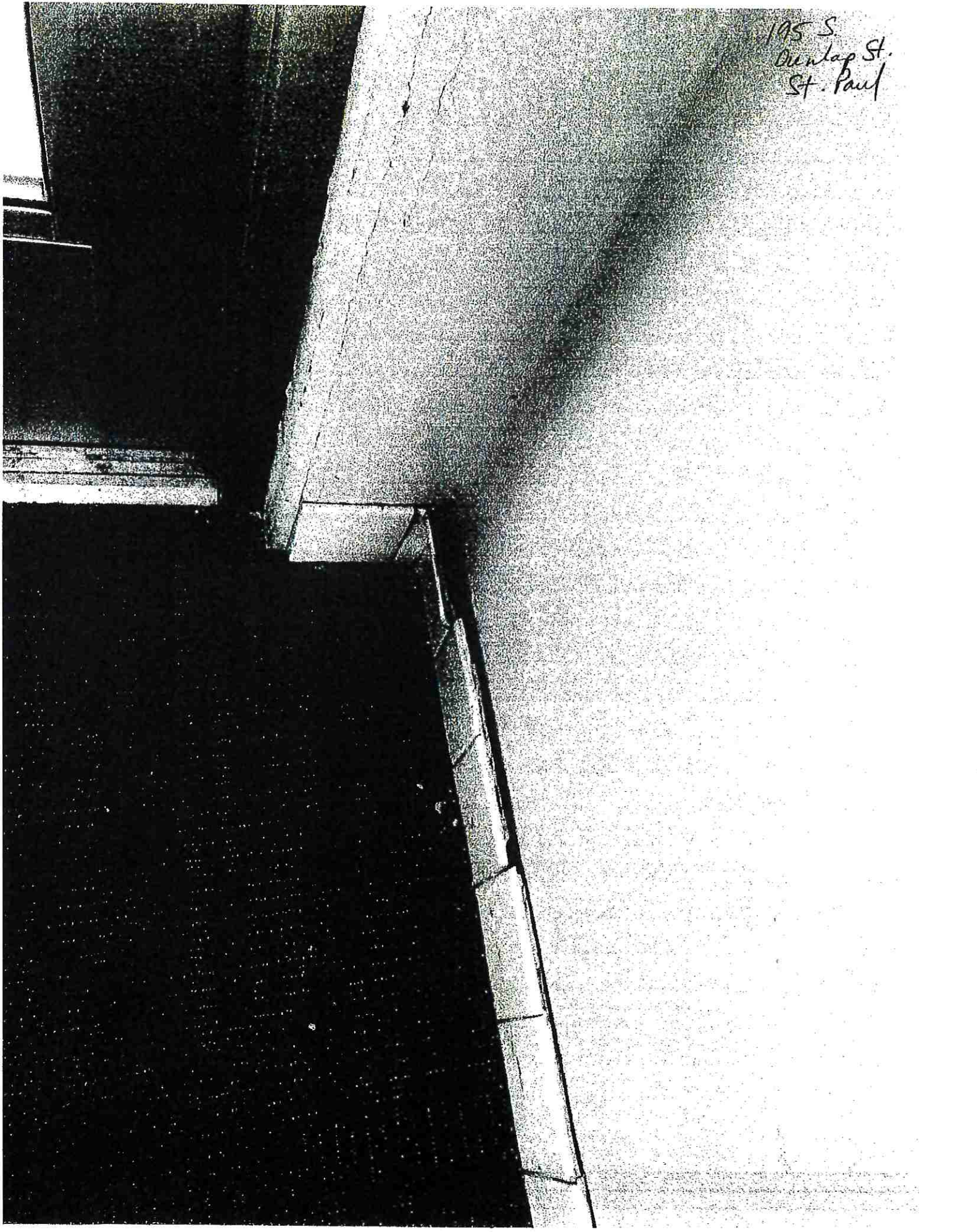
195 S. Dunlap St.
St. Paul



195 S. Dunlap St.
St. Paul



195 S.
Dunlap St.
St. Paul



195 S. Dunlap St.
St. Paul



195 S. Dunlap St.
St. Paul
laundry room



195 S. Dunlap St. St Paul laundry room screen



195 S. Dunlap St.
St. Paul



145 S. Dunlap St. St. Paul
wall cracking



IN ACCORDANCE WITH
THE MINNESOTA CLEAN AIR ACT
AIR A.C.T. 1997-1998
PROHIBITED IN THIS BUILDING



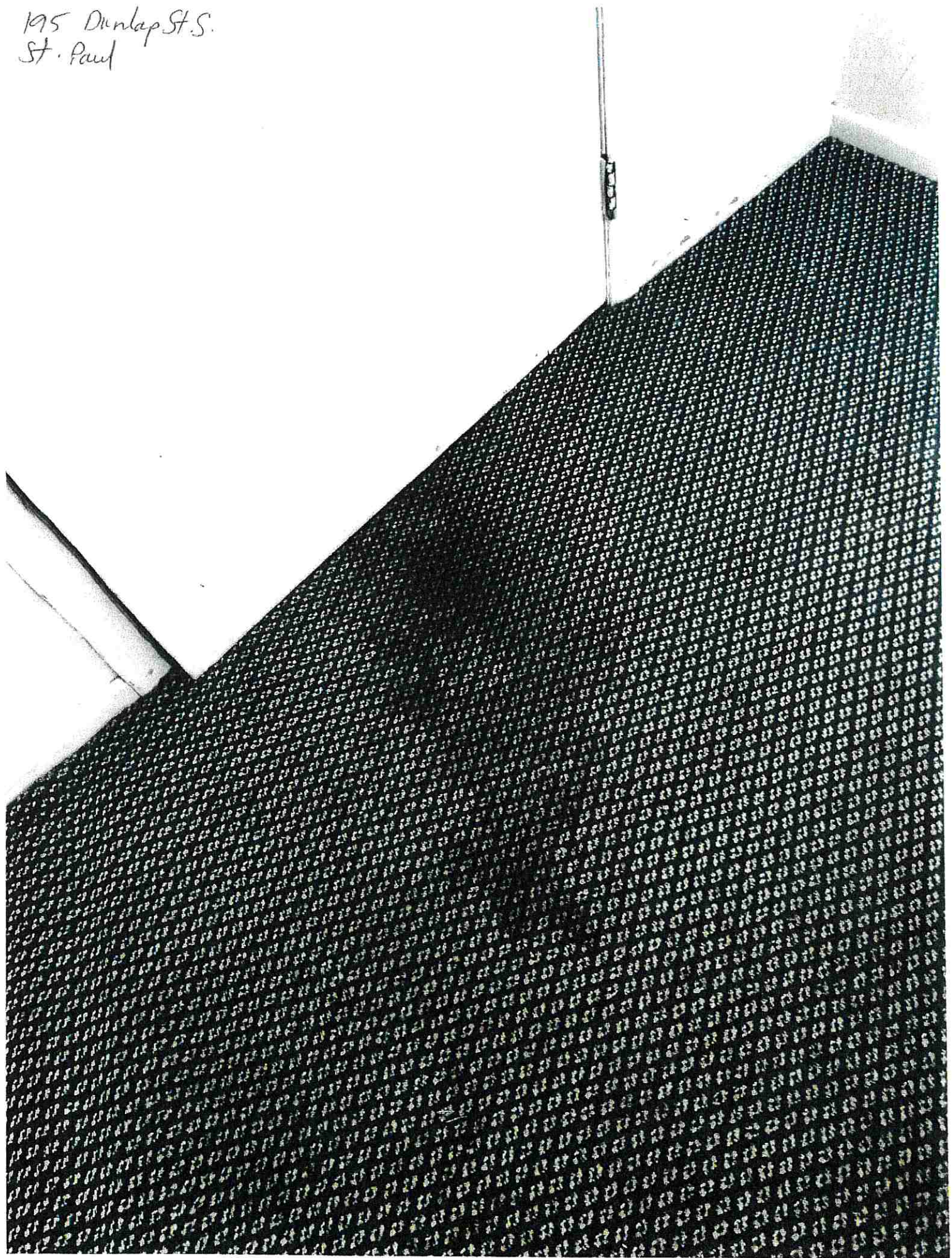
MID CONTINENT
Management Corporation

37 E. ISABEL STREET
ST. PAUL, MN 55107
PHONE (651)291-0111

195 S. Dunlap St.
St. Paul, MN



195 Dunlap St. S.
St. Paul



195 S. Dunlap St.
St. Paul



