

Dear City Council,

This letter is intended to respectfully appeal the recent decision made by the hearing officer on 7-31-2025. This appeal is referring to the hearing officer's recommendation of allowing the rent rate increase to 5.33%. I believe the hearing officer had ignore, discounted, misunderstood and/or simply label the points I brought up as something else as a way to dodge the issue being brought up and therefore, the decision was made carelessly and in a rush.

I am a good long term tenant who has always paid his rent on time and have live at this apartment for 4 or more years. I know that this is a long shot to overturning a decision and/or recommendation because an attorney has already told me before I even decided to challenge the rent increase which is that a lot of tenant's appeal on this rent rate increase issue is usually not successful. Despite hearing this I have still decided to proceed forward due to my reasons and because I truly believe that the apartment and/or landlord has not earn or deserve this rent increase.

One of the issues I brought up was with the garbage waste expense number (on the expense sheet) that was being use as part of the calculation to determine the amount the landlord could raise rent increase on tenants. My dispute to this is how do we know that is the real number because what if 30% of the listed garbage expense number came from outsider? I mean has the landlord attempted to put in a place a reasonable measure (I.E such as having a fence and require gate codes to open gate fence to the dumpster area etc) to make sure the garbage only comes from the tenants? This one is important because it is unfair to the tenants when a landlord use a number that may not be the real number as part of their expense reason to get or supplement their reason to get a higher rent increase on tenants.

The hearing officer try to label this under 'the cost of doing business' but it's simply not accurate because if the landlord is going to be using a expense number (waste garbage expense in this example) as their reason to get a higher rent increase on tenants then the tenants should have the right to dispute the accuracy of it. The landlord is in the business of owning apartments so they obviously know that anyone can just come throw trash into their dumpster and if they do nothing to keep outsiders out then this is just simply an act of carelessness (negligence).

Tenants should not be punish monetary by having their rent increase base on a landlord's expense number that may not be the real number and/or have their rent increase due to the landlord's act of carelessness (negligence).

Now just to clear I am not asking how someone or a company should be manage or go about things a specific way. I am just disputing the expense number and pointing out the landlord's carelessness so I am not sure why the hearing officer keep trying to push the conversation towards it at my hearing on 7-31-2025 when I have never ask or suggested how someone or a company should be manage.

Another one of the issues I brought up to the hearing officer was about my maintenance request for a small wear and tear carpet repair where the kitchen flooring and carpet meet. I had to wait 6 months or longer just to have a maintenance person come and do a cheap fix. There were spikes underneath the carpet because that is where the carpet clamps on to if it had its full form. This was a hazard and the apartment had failed to address it in a timely manner.

When I talk about this to the hearing officer at my hearing on 7-31-2025 it was brush off like I could not even claim it. I guess what was the whole point of having an appeal hearing if stuff like this is just going to be discounted, brush off or ignore.

The hearing officer also discounted and brush off my other points that I brought up by saying the property had pass inspection and was rated a good grade so why am I saying all this stuff about the apartment not being in good shape or maintain etc. First of all, those inspection dates are not even recent and second of all yes of course they had to pass the inspection for insurance, license and to be in compliance with building code purposes. When it came time for an inspection, they just make sure all the things they have to pass on looks nice or fix up so it will pass but do they keep it looking nice all the time just like how it pass especially after the inspection?

I would say no and this is just like saying oh I got a housekeeping upkeep inspection coming so of course I got to clean up really good and make sure I pass too for housekeeping purposes right. Now after I pass do I keep it clean as the way it pass all the time? Hopefully you understand the point and don't believe in those quick shine so easy because I am the one living at the property so I know better then the hearing officer.

The last one I want to bring up on here is about the apartment parking lot safety which has barely improved ever since I started living here. There is a lot of crime such as car break in all the time inside the apartment parking lot. The reason I bring this up is because my car and garage has been broken into while I was renting here so I have been a victim of it as well. A lot of people live in these apartments so this is where we call 'home' and the apartment has failed to protect the tenant's property. My point here is that its insulting for the apartment or

landlord to go ask for a rent increase on tenants when they have done a horrible job in protecting tenants property and improving on parking lot security.

Now there may be other concerns or issues that I may have brought up to the hearing officer and not listed on here. Those I will leave it for you to ask or request from the hearing officer or hearing office. I also do believe that humans should have the right to affordable and adequate housing and not just be seen as a number. I was told that the determination of how much a rent increase can be will just be base on what is the definition of 'a reasonable rate of return' to the landlord or investor so it may not matter what tenants like me have to say on here which I think is an unfair process if true.

I am asking the city council or whoever has the authority to reconsider. My request and what I would like to see is to have the rent increase rate kept at the 3% for the reasons I have brought up on here and to the hearing officer. However, if the city council and/or hearing office can make something happen as far as meeting in the middle for the allowable rent increase number which would be at 4.16%, I would gladly take that over another denial.

Thank you for your time and attention to this matter.

Respectfully yours,

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