



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

MAY 09 2024

CITY CLERK

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable (payable to the
City of Saint Paul *Receipt 885512*
- ☒ 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: *June 10, 2024*

TIME: *10 Am*

LOCATION OF HEARING:

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

Address Being Appealed:

1184 Seminary Avenue

Number & Street & Unit Number (if applicable)

Saint Paul, MN

City & State

55104

Zip Code

Appellant:

Colin Gulling

Appellant Name

651-245-5069

Preferred Phone Number

Colin Gulling

Signature & Today's Date

05/09/2024

Colin.Gulling@gmail.com

Email

Alternate Phone Number

Property Owner

Is Appellant: Property Owner/ Manager OR Tenant ?

Property Owner (if other than appellant):

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

What Is Being Appealed and Why? Attachments Are Acceptable

Exemption to the 3% cap on rent increases. Application was originally denied as property does not have a long rental history to provide data.

I had to move out of state for a job and, as such, rented my house in haste. Advised by my management company, Renters Warehouse, I advertised rent low to obtain good tenants quickly.

I was not advised by Renters Warehouse about the Saint Paul rent ordinance and I am now stuck in a financial bind with this property threatening me to sell.

Combined with insurance and tax increases, I am losing money on the property. I seek to gain my right to raise my rent or I am in danger of selling and displacing good tenants.



May 7, 2024

Colin Gulling
3512 W 115th Place
Chicago, IL 60655

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF APPLICATION DENIAL

RE: 1184 Seminary Avenue, Saint Paul, MN, 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. The request has been denied and you may not increase rent for the requested units above 3%. The exception has been denied by the City for the following reasons:

1. As stated in the application, the property only recently entered the rental market. A lack of financial information prevents a determination on a staff level.
2. A Fire Certificate of Occupancy is required to meet the ordinance's habitability requirements. At the time of determination, only a provisional certificate is available.

You have the right to appeal this determination. Appeals must be in writing and delivered to the City Clerk no later than 45 calendar days from the date of this written notification. 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: 651-266-8585

Pursuant to 193A.07(g), any rent increase subject to the appeal should not be imposed until there is a final determination on the appeal.

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
651-266-8553