

Department of Safety & Inspections
Staff Report
Rent Stabilization Appeal

1517 Portland Avenue - Apartment D

On January 18, 2026, the Department of Safety & Inspections received a staff determination application for an exception to the 3% cap on rent increases per ordinance 193A. The application includes three of four residential rental units (Units, A, B and D) located at 1517 Portland Avenue. The appeal is for a single unit (Apartment D). The intake form is part of the record, and Robin Doroshow and Richard Kronfeld are listed as the applicants and owners of the building.

The application includes a proposed rent increase of more than 10 percent. The applicants indicated on the intake form that consistent increases will apply to multiple units starting on April 1, 2026. The reasons for the increase listed in the application include:

- “An increase in real property taxes”
- “An unavoidable increase in operating expenses”

Consistent with the rent increase exception process for staff determination, the applicants completed and submitted a Rent Roll and a Maintenance of Net Operating Income (“MNOI”) worksheet. The Rent Roll was used for two tenant mailings.

- **02/05/26: Notice of Application Postcard**

A mailing completed by the City’s print vendor informing tenants that their landlord requested an exception to the rent increase cap.

- **03/03/26: Staff Determination Letter**

A mailing completed by City staff informing tenants that their landlord was granted an exception to the rent increase cap and advising tenants of their appeal rights.

The current owners acquired the building in 2022, but the Maintenance of Net Operating Income worksheet defaults to 2019 as the Base Year. Given the limited financial history available, the owners claimed a Base Year Rent Adjustment.

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The applicants described the services provided to each rental unit.

- The landlord pays for sewer, lawn maintenance, snow removal (building, sidewalks, alley), repairs, pest control, Reduced Pressure Zone valve testing and related plumbing.
- The landlord additionally pays for electricity to the common areas, and for gas, water and garbage, and passes the costs through to the tenants. (The applicants note that they would like to pass through all costs to the renters.)
- The tenants pay for electricity in their units.

The application included a completed:

- Capital Improvement and Expense Worksheet for roof repair, HVAC upgrade, and interior and exterior lighting. The applicants provided a spreadsheet version of the financial information with additional details about expenses and capital improvements.
- Owner Performed Labor worksheet for replacing power outlets, painting and cleaning carpeting. Landlord-performed labor is compensated at reasonable hourly rates, if documentation is provided showing the date, duration and the nature of the labor performed. The maximum allowed under this provision is 5 percent of gross income unless the landlord demonstrates that greater services were performed for the benefit of the residents.

Staff reviewed the materials submitted by the applicants and worked with them to finalize the application, then issued determination letters to the:

- Applicants on February 27, 2026, granting approval of an exception to the rent increase cap. The approved exceptions were:
 - **Apartment A:** 17.97%
 - **Apartment B:** 17.97%
 - **Apartment C:** 19.20%
 - **Apartment D:** 17.97%

Although Unit C was not included in the online intake form or the Rent Roll, property-wide financials were provided. Therefore, a property-wide determination was issued. Unit C was renting for a flat rate of \$1,690 / month at the time of application.

- Tenants on March 3, 2026, informing tenants that their landlord was granted an exception to the rent increase cap and advising tenants of their appeal rights.

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The last Fire Certificate of Occupancy inspection rated 1517 Portland Avenue as a Class B property. A renewal inspection was due on June 22, 2025. There are no open complaints for this property.