



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

We need the following to process your appeal:

- \$25 filing fee (non-refundable (payable to the
 City of Saint Paul (Fees waived in 2026 per RES 26-812)
- ☒ 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: _____

TIME: _____

LOCATION OF HEARING:

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

Address Being Appealed:

1640 Edgerton Street
Number & Street & Unit Number (if applicable)

Saint Paul, MN
City & State

55130
Zip Code

Appellant:

Robert Fox
Appellant Name

612.521.9692
Preferred Phone Number

 July 13, 2026
Signature & Today's Date

robfox14@yahoo.com
Email

Alternate Phone Number

Property Owner
Is Appellant: Property Owner/ Manager OR Tenant ?

Property Owner (if other than appellant):

Property Owner Name

Preferred Phone Number

Email

Alternate Phone Number

What Is Being Appealed and Why? Attachments Are Acceptable

I am appealing the DSI Staff Determination dated May 28, 2026 (revised June 17, 2026) for 1640 Edgerton St., Saint Paul, MN 55130, which approved a 14.80% rent increase under the MNOI standard. My MNOI worksheet supports an allowable increase of 23.12%. The difference arises from a methodological dispute regarding the treatment of Line 2 — Portion Attributable to Vacancy — specifically whether the application of a last month's rent deposit collected in a prior year constitutes current year rental income.

Please see attached appeal argument and supporting documentation.