



State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Web Site: www.nysdhr.gov

DOCKET NO: DU410008HL

BLDG ID: 107211

Answer to Tenant's Statement of Complaint-Harassment

Member Assigned: J. Coletti

DU410008HL TF
CAITLYN NAPOLITANO
APT. GR
83 PARK TER W
NEW YORK NY 10034

R.

Instructions: Please read the accompanying Complaint carefully. Write your answer to the Complaint in the space provided below (additional sheets may be used if necessary). Be sure to include your signature, printed name, and the date. File the original and one copy of your answer by mail or hand delivery to the Division of Housing and Community Renewal at the address indicated above.

State of New York
Div. of Housing & Comm. Renewal
Rent Administration
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DEC 23 2015
• Bronx Borough Rent Office •
2400 Halsey Street
Bronx, NY 10461

I hereby affirm the foregoing to be true of my own information, knowledge, and belief.

Signature: *Hamsi Neza*

Type or print signer's name here:

HAMSI NEZAJ (OWNER)

Date: DEC 23, 2015

A false statement may subject you to the penalties provided by law.

State of New York
Div. of Housing & Comm. Renewal
Rent Administration
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DEC 23 2015
• Gantz Plaza •
12-31 Union Hall Street
Jamaica Queens, NY 11433
MAILROOM
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Kosova Properties Inc.

83 Park Terrace West
New York, NY 10034

October 5, 2015

State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Enforcement Unit
Gertz Plaza
92-31 Union Hall Street
Jamaica, NY 11433

Docket No: DU410008HL
Re: Caitlyn Napolitano Apt G.R 83 Park Terrace West

To whom it may concern:

This letter serves as a rebuttal to a complaint set here forth by Ms. Caitlyn Napolitano.
The facts are as follows;

The established presence of a Chairman to a committee (by the name of "Greg Scott -apt 3D") within the building as stated by Ms. Caitlyn is false. I presume she is referring to a tenant by the name of Gregory Scott who lives in apt. 3A/ not 3D and whom has presented each and every tenant within the building with many letters- serving as requests to join him in his effort to show how he is being "picked on" after he was confronted with the fact that he broke a window to the hallway-coinciding with an argument with our superintendent. Worthy to state- argument and repercussions of this incident stemmed from unreasonable/ undesirable manner of communication such as is argumentative from the tenant. In turn, creating a peep hole for anyone who wants to cause discord between landlord/ superintendent and tenant relations.

Ms. Caitlyn was never threatened with eviction under any circumstance. She pays market rent and we have had no problems collecting rent from her. Therefore, taking legal action to re-poses her apartment has never been a consideration from us yet. We have strong relationships with tenants within the building that have been residing within it for many years and are paying a substantially lower amount compared to market rent.

I have owned this building for 39 years. This is the first time in the history of my existence, that someone accuses me of such ways. It is very demeaning and insulting to have a tenant say that a "false police report" was made against her. That statement is false, in part. It is a true statement because a police report was made. The police report, however, was not false. Our intercom panel was vandalized by someone but was not seen by anyone when it was done. The handwriting on the intercom looks much like Ms. Caitlyn's hand writing. You can clearly compare the hand writing and see it as a match. (Attached images) We have never encountered such means of annoyance by a tenant and did not know of any other way to handle it except building. The intercom serves them as well. Her actions were intentional, irrational and worthy of considerable attention as it is without a question that such actions are not those of a person under a clear and perpetually sound state of mind.

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Ms. Caitlyn states she has filed a complaint with HPD; every tenant has the ability to file a report. Filing of a report does not automatically warrant the filer to be reputable or truthful. We all know these actions CAN be taken as a means of creating leverage in the process of planning to create a negative report against another party. By the way, this complaint (7542688) after inspection was made by HPD was not charged to us, no violation was issued. [Attached images]

Other tenants experiencing ANY forms of harassment residing in this building do not exist. Her statement is false in alleging the contrary. At no point in time have any words been exchanged for any reason with other tenants in any negative way. Perhaps Ms. Caitlyn is referring to the day when she and whom I believe is her visiting friend- were moving a stove and a refrigerator from my buildings back- yard into their apartment without permission and they were questioned by my superintendent. Or when her visiting friend was asked repeatedly to maintain the door to the outside closed at all times by my superintendent, son and two other tenants from the building. Except, the door continued to expose a safety threat against all of the tenants in the building because it continued to be left open after numerous attempts to maintain our safety measures failed. We installed cameras, yes. We installed cameras around the perimeter of the building. Not as stated by Ms. Caitlin "ONLY, in front of our door". Worthy of appraisal should be the action of installing cameras for the safety of us all. This maneuver warrants the display of accurate accounts of incidents and eliminates the possibility of a false statement being acknowledged. Therefore, it is not clear to me why this is so much of an inconvenience as opposed to a safety measure which in turn adds value/ quality to living standards within the building. The cameras do not disturb her quiet enjoyment of the rental unit. They do not invade her privacy, as they are not within her unit.

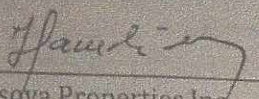
Ms. Caitlyn's buzzer was never disconnected as she states within her statement. There is no reason why this would occur. This is an absurd action for which there would be no need or benefit for me. Her statement is false.

Again, let it be noted that within this building; one of my son's lives within a unit with his family of three little children. We have never shut off the water without notice to tenants for ANY period of time. If it makes a difference to you that I mention: I would never purposefully inconvenience anyone in that manner. A second key to the front door has been requested verbally. She is the only named tenant on the lease. A request has not been obtained in writing by my offices. Ms. Caitlyn has not expressed the tenancy nature/status of such said second "co- habitant". Furthermore, as previously mentioned- this person has been repeatedly asked to maintain exit doors to the building as he finds them (closed). He fails to comply. Perhaps it's not his fault that he forgets to close the doors because he might experience a change of mind set, for lack of a better word- after smoking his marijuana-which is the reason he steps outside at all hours of the night.

Ms. Caitlyn accurate account of truth is confused about many subjects. For example: She does receive rent receipts yet she is paying us the rent as all tenants due with a self-addressed envelope every month. Ms. Caitlyn continues to have holes in her statements made to DHCR. Let it be known that she checked off that she is regulated under rent controlled but in fact she is rent stabilized. Her current rent is \$1,418.04 not \$1,400.00. Lastly she states her apartment is a four room apartment, it is a three room apartment. This is a building with zero violations. I've owned it since 1976. No tenants have made any complaints against me EVER before. I stand to gain nothing from all these alleged behaviors. It is unfortunate to say but Ms. Caitlyn's statements are 100% false. I am not used to having negative tensions with my tenants. This is truly a disappointment and a complete mystery to me as why this tenant would perceive all these things and act this way.

Should you have any questions or comments- feel free to reach me at any time.

Sincerely,


Kosova Properties Inc.

OCT. 5th 2015
October , 2015

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