



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

Gertz Plaza  
92-31 Union Hall Street  
Jamaica, New York 11433  
(718) 739-6400 → ext 9

Docket Number:  
FP410041RV

Request for Additional Information/Evidence

Mailing Address of Tenant/Tenant's Representative:

Name: Gregory Scott  
Number & Street: 83 Park Terrace W Apt # 3A  
City, State, Zip Code: New York NY 10034

Mailing Address of Owner/Owner's Representative:

Name: N/A  
Number and Street:  
City, State, Zip Code:

Subject Building (If different from tenant's mailing address):

83 Park Terrace W Apt # 3A New York NY 10034

Number and Street

Apt. No.

City, State, Zip Code

Note: If you are the applicant in this matter, your failure to comply with this request may result in an Order dismissing your application, in whole or in part. If you are not the applicant, your failure to comply will result in a determination based solely on the information in the record.

Only item(s) checked below applies:



We are attaching a copy of the reply submitted by the Owner/Tenant. <sup>date stamped 05/26/2017</sup> Please respond to it within twenty-one (21) days from the date of this mailing and enclose any substantiating documentation available.



You must submit the information/evidence specified below, within twenty-one (21) days from the date of this mailing.

Mon 18 For Deposition Index 155225/2016 Civil Court Supreme

(1) Contrary to Handi's claim, Joey announced 7/26/15 recording he knows Y is my wife in giving a 2nd key; also we discuss H removing Y's name from lease. Chks he did on the attached 2017 renewal lease.

(2) H says "no previous history with Kesava P. until as late with Mr. Scott" And that I am harassing him. Let Carlyn be before me, and how is a demand that he just crossing off Y's name "harassment"?

06/06/2017

Date of Mailing

OVERCHARGE PROCESSING UNIT



**Kosova Properties Inc.,**

2126 Muliner Avenue  
Bronx, New York 10462  
Tel. (718) 824-5726  
Fax (718) 824-4357

Division of Housing and Community Renewal  
Office of Rent Administration  
Docket # FP410041RV

State of New York  
Div. of Housing and Community Renewal  
Rent Administration  
RECEIVED  
MAY 26 2017  
82-31 Lefferts Place  
Jamaica, NY 11433  
MAY 26 2017

I have received and read docket # FP410041RV, filed by Mr. Gregory Scott of 83 Park Terrace West, apartment 3A. My direct understanding of the complaints filed, based solely on the primary form is as follows:

1. A signed copy of the lease renewal
2. The addition of spousal name on the lease

To address the first nature of complaint, a signed copy of the lease renewal was provided to the tenant. Each tenant, including Mr. Scott, receives a renewal lease upon the existing lease expiring. A copy of this lease renewal will be attached and will include record of when the lease renewal was provided to Mr. Scott. To address the second complaint, in the 19 years of residency at 83 Park Terrace West, Mr. Scott has never asked me to include an additional name to the lease. I am not aware of his marital status nor was I provided with a marriage certificate.

Aside from the primary complaint form, an additional two pages was attached to the form. The additional two pages are unclear and include accusations with false presumptions. Mr. Scott has been a tenant since 1998, making him a resident of the building for 19 years, an indication of 83 Park Terrace West being his choice of housing, attesting to a respectable place to live.

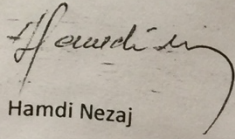
Kosova Properties has been in existence for 40 years, the integrity speaks for itself. The building is well maintained (repairs and maintenance, if any, are addressed immediately), investments in improvements are made as they become beneficial to the longevity of the building, and ensuring the security of the building and its residence has been a priority. Above all, our relationships with the tenants have always been respected and valued. That is evident by low tenant turnover; we have tenants that have resided at 83 Park Terrace for decades. That in itself attests to the credibility and reputation of good landlord tenant relationships.

The Division of Housing and Community Renewal had no previous history with Kosova Properties until as of late with Mr. Scott. Why Kosova Properties is being targeted and harassed by Mr. Scott is unclear.



Again, a copy of his lease renewal is included along with record of when the lease renewal was provided to Mr. Scott.

Sincerely,

  
Hamdi Nezaj

State of New York  
Div. of Housing & Community Renewal  
RECEIVED

MAY 26 2017  
\* Garza Plaza \*  
92-31 Union Hall Street  
Jamaica, NY 11433  
Phone: 718-224-1300



7015 0640 002 8359 0154

Owners and Tenants should read **RENEWAL LEASE FORM** INSTRUCTIONS TO OWNER and INSTRUCTIONS TO TENANT on reverse side before filling out or signing this form

**THIS NOTICE FOR RENEWAL OF LEASE AND RENEWAL LEASE FORM ISSUED UNDER SECTION 2523.5(a) OF THE RENT STABILIZATION CODE. ALL COPIES OF THIS FORM MUST BE SIGNED BELOW AND RETURNED TO YOUR LANDLORD WITHIN 60 DAYS.**

Tenant's Name GREGORY SCOTT  
 Address 83 PARK TERRACE WEST 3A  
 City NEW YORK, NEW YORK Apt. No. 10034  
 Zip Code \_\_\_\_\_

Dated: FEB. 23RD 20 17  
 Owner's/Agent Name KOSOVA PROPERTIES, INC.  
2126 MULINER AVE.  
 Mailing Address (No. & Street) BRONX, NEW YORK, 10462  
 City, State & Zip Code \_\_\_\_\_

1. The owner hereby notifies you that your lease will expire on: MAY 31ST, 2017

### PART A - OFFER TO TENANT TO RENEW

2. You may renew this lease, for one or two years, at your option, as follows:

Column a Renewal Term	Column b Legal Rent on Sept. 30th Preceding Commencement Date of this Renewal Lease	Column c Authorized Applicable Guideline Increase (If unknown, check box and see below)* <input type="checkbox"/>	Column d Applicable Guideline Supplement, if any	Column e Lawful Rent Increase Adj. if any, effective after Sept. 30th indicated in Column b	Column f Separate charge, if any (specify under item 4 below)	Column g New rent (if lower rent is to be charged check box and see item 5 below)* <input type="checkbox"/>
1 Year	\$ <u>1406.80</u>	( 0 % ) \$ <u>0</u>	\$ _____	\$ _____	\$ _____	\$ <u>1406.80</u>
2 Years	Same as above	( 2 % ) \$ <u>28.14</u>	\$ _____	\$ _____	\$ _____	\$ <u>1434.94</u>

- \* If applicable guideline rate is unknown at time offer is made check box in column c and enter current guideline which will be subject to adjustment when rates are ordered.
- \*\* The rent provided for in this renewal lease may be increased or decreased by order of the Division of Housing and Community Renewal (DHCR) or the Rent Guidelines Board (RGB).

3. Security Deposit:  
 Current Deposit: \$ 1406.80

Additional Deposit Required - 1 year lease: \$ 0  
 Additional Deposit Required - 2 year lease: \$ 28.14

4. Specify separate charges if applicable:

Air conditioner - Electricity Charge: \$ \_\_\_\_\_ /mo.

421 a(2.2%): \$ \_\_\_\_\_ /mo.  
 Other: \$ \_\_\_\_\_ /mo.

5. Lower Rent to be charged, if any, \$ \_\_\_\_\_

Agreement attached: Yes ☐ No ☐

6. This renewal lease shall commence on 6 1 2017, which shall not be less than 90 days nor more than

150 days from the date of mailing or personal delivery of this Renewal Lease Form. This Renewal Lease shall

terminate on 5 31 2018 (1 year lease) or 5 31 2019 (2 year lease.)

7. This renewal lease is based on the same terms and conditions as your expiring lease, except that \_\_\_\_\_ lawful provisions attached and \_\_\_\_\_ written agreements between owner and tenant have been added. (Indicate in the blank spaces as applicable, the number of additional provisions or written agreements attached).

This form becomes a binding lease renewal when signed by the owner below and returned to the tenant. A rider setting forth the rights and obligations of tenants and landlords under the Rent Stabilization Law must be attached to this lease when signed by the owner and returned to the tenant.

### PART B - TENANT'S RESPONSE TO OWNER

Tenant: Check and complete where indicated one of two responses below after reading instructions on reverse side. Then date and sign your response below. You must return this Renewal Lease Form to the owner in person or by regular mail, within 60 days of the date this Notice was served upon you by the owner. Your failure to do so may be grounds for the commencement of an action by the owner to evict you from your apartment.

I (we) the undersigned tenant(s), agree to enter into a 1 year renewal lease at a monthly rent of \$ 1406.80.

This renewal lease is based on the same terms and conditions as my (our) expiring lease, and further attached lawful provisions and attached written agreements, if any (see item 7 under PART A above).

I (we) will not renew my (our) lease and (we) intend to vacate the apartment on the expiration date of the present lease indicated above.

Dated: 3/31 20 17

Tenant's Signature(s): Gregory Scott

Dated: APR. 18TH 20 17

Owner's Signature(s): [Signature]



upon request. If the owner of a Renewal Lease has less than 90 days prior to the expiration of the existing lease, the lease term expected by the tenant also make this form available in Spanish.

If the owner of a Renewal Lease has less than 90 days prior to the expiration of the existing lease, the lease term expected by the tenant also make this form available in Spanish. If the owner of a Renewal Lease has less than 90 days prior to the expiration of the existing lease, the lease term expected by the tenant also make this form available in Spanish. If the owner of a Renewal Lease has less than 90 days prior to the expiration of the existing lease, the lease term expected by the tenant also make this form available in Spanish.

regulation should have been filed. This sanction is lifted prospectively upon the filing of a proper registration.

This Renewal Lease must be offered on the same terms and conditions as the existing lease, except for such additional provisions as are permitted by law or the Rent Stabilization Code which must be approved by the owner and attached to this form. If there are any additional provisions between the owner and tenant, a copy signed by both parties must be attached to this form.

The tenant must return to the owner all copies of this form, completed and signed by the tenant in PART B on the reverse side of this form. The owner must furnish the tenant with a fully executed copy of this Renewal Lease Form bearing the tenant's and owner's signatures in PART B on the reverse side of this form, and a must return all copies of the signed Lease Form to the owner in person or by regular mail within 60 days of the date this form was served upon you. You may wish to make a copy for your own records. If you are the recipient of a Senior Citizen Rent Increase Exemption, you must select a one-or-two-year lease, or you will lose this exemption.

### INSTRUCTIONS TO TENANT

If you wish to accept this offer to renew your lease, you must complete and sign this Renewal Lease Form in the space provided in PART B on the reverse side of this form, and a must return all copies of the signed Lease Form to the owner in person or by regular mail within 60 days of the date this form was served upon you. You may wish to make a copy for your own records. If you are the recipient of a Senior Citizen Rent Increase Exemption, you must select a one-or-two-year lease, or you will lose this exemption.

Before you complete and sign PART B and return this Renewal Lease Form, be sure to check the number of additional lawful provisions and written agreements indicated under item 7 on the reverse side of this form, and that the same number of lawful provisions and written agreements have been attached by the owner to this form. Please read all attachments carefully. If such other lawful provisions appear, they are part of this lease renewal offer and renewal lease. If there are any lawful agreements between you and the owner, attached copies must be signed by both parties.

If you question the Legal Regulated Rent or the rental adjustments specified on the front of this Renewal Lease Form, ask the owner for an explanation. Or, you may telephone the NYS Division of Housing and Community Renewal (DHCR), Office of Rent Administration, at (718) 739-6400, before the end of the 60 day period from the date this form was served upon you.

If the owner agrees to a rent which is lower than the legal regulated rent, this lower amount should be entered in item 5 on the reverse side of this form, and a signed copy of the agreement should be attached. You may not change the content of this Renewal Lease Form without the owner's written consent.

Your acceptance of this offer to renew shall constitute a renewal of the present lease for the term of years and rent accepted, subject to any other lawful changes which appear in writing on the attachments to this form, and subject also to payment of the new rent and additional security, if any. Such additional security shall be deposited by the owner in the manner provided for on initial occupancy.

If you do not sign and return this Renewal Lease Form at the new rent (which appears in column "g" or item 5 on the reverse side of this form) in accordance with the instructions, and within the prescribed 60 day period, the owner may have grounds to start proceedings to evict you from your apartment.

You may file a complaint with DHCR, if you have not received a copy of the DHCR Lease Rights Rider with this Renewal Lease Form when signed and returned to you by the owner, or a Spanish version of this form, or the Rider after requesting it from the owner, or if you do not receive a fully executed copy of this Renewal Lease within 30 days from the owner's receipt of a copy of this form signed by

State of New York  
Division of Housing and Community Renewal  
Office of Rent Administration/Gartz Plaza  
92-31 Union Hall Street  
Jamaica, New York 11433  
Web Site: www.dhcr.state.ny.us



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**U.S. Postal Service<sup>™</sup>**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
Domestic Mail Only

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**NEVER REUSE**

Postage	\$3.75	0136
Certified Fee	\$2.75	24
Return Receipt Fee	\$0.00	
(Endorsement Required)	\$0.00	
Restricted Delivery Fee	\$0.00	
(Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.50	

Sent to 04/19/2017

Sent to **GREGORY SCOTT**  
Street & Apt. No. **83 PARK TERRACE WEST, 3A**  
or PO Box No.  
City, State, ZIP+4<sup>®</sup> **NEW YORK, N.Y. 10034**