

Dear Fellow Tenants of 83 Park Terrace West, New York, NY 10034:

You are invited to become involved in the 83 Park Terrace West electronic Tenants' Association (aka 83ePTA), a tenants' association whose mission is to protect people the rights of those residing here. Ideally, by fostering constructive dialogue and complete transparency involving decisions that affect tenants, the 83ePTA will make life easier primarily for tenants but for the landlord too.

As much as possible, members will communicate through a group email list, allowing everyone to stay current on our issues, head off possible difficulties or disputes, and minimize the time and effort needed to get together in person. Formal meetings may never take place, but it is possible a situation may arise where meeting in person is preferable, and some members are willing to meet monthly or bimonthly. By law the landlord is required to let us meet in the lobby, but some of us are happy to have the meeting in our apartments. Communicating by email allows for an ongoing record of tenant and building issues and for real-time advice, sharing of Internet resources, and referrals to lawyers if that ever becomes necessary. If you do not use email, we will find someone, ideally on your same floor, to be your coordinator.

Residents of 83 Park Terrace West are thankful for having a fairly well-maintained, clean and safe building in which to live. However, long-term issues here -- including poorly/not working front door buzzers, an unlocked mailbox for at least one tenant, non-emergency water shut-offs with extremely little warning or no warning, unannounced landlord visits, non-existent stairway lighting, non-replacement of very fogged windows, and recent harassment (as reported to the police) by Joey, the son of the owner who to our knowledge has no legal capacity to speak for Hamdi -- continue to be violations of law. At the least, they cause needless headaches, depriving us of services or of the enjoyment of our residences, as permitted by law.

Also recently, access to the building has become an issue (at least three tenants are being deprived of keys, which only Kosovo can duplicate, for legal occupants) and questions arise such as:

Q: How many outside door keys are tenants allowed to have?

A: At least one per person living in an apartment, which includes legal roommates. It is reasonable to demand that additional keys be made available for each and every legal resident, even for "at cost" refundable deposit (apparently \$60). One member of 83ePTA is in the process of taking Hamdi to court for this, and another may join the suit. Anyone else facing the same problem should contact us.

Q: What constitutes a legal roommate?

A: Federal and State law allow at least immediate relatives/spouses and one non-relative, no matter what the lease says. Kosovo Properties insists that non-relatives may not live in apartments at 83 Park Terrace West, which is misleading and constitutes grounds for legal penalties (see the separate sheet for the legal statutes, but be aware that the normal minimum is 80 square feet per person).

- Q: When, for how long, and what responsibilities must be met before a tenant can legally sublease an apartment?
- A: Subleasing is legally allowed for many months (indeed, as much as two years over a four year period) as long as the landlord is notified in writing. A landlord "cannot reasonably refuse" such requests (which usually amounts to three reasons: the sub-lessee or desired roommate is a felon, or has caused commotion in the building, or has an outstanding restraining order related to someone in the building). Kosovo Properties has continually indicated verbally that short-term subleasing is acceptable, but that nothing six months or longer is allowed at 83 Park Terrace West. This is a misrepresentation and illegal according to Penal Law § 241.05. We have documented evidence that Hamdi has done this before (at least as far back as 2009), and any new instances establish a pattern, which if enforced in a court of law, can lead to significant financial penalties against Kosovo Properties. Contact us if you need a copy of the certified letter to Hamdi from 2009 making him aware of the "law over lease."
- Q: When is it important to get things in writing?
- A: Verbal agreements between tenants and landlords are not legally binding, so whenever in doubt, everything should be in writing and witnessed by a third party (or notary). Recently, a very long-term tenant was forced to move based on a dispute regarding a verbal agreement on modifications to be made to the apartment. These modifications were ultimately considered unsatisfactory by Kosovo Properties and the tenant was "persuaded" to move out, incurring massive financial losses.
- Q: What rights does a tenant have when the landlord orders a tenant to move out?
- A: Always consult a lawyer when confronted with such a prospect. Long-term residents may have more rights than short-term. For instance, if you are at least 62 years of age, Kosovo Properties may not even be able to evict you in order to put their own family members in the apartment:
<http://www.nycrgb.org/html/resources/faq/rentstab.html>
We can provide names of good lawyers, and we may even have the answers without you needing to find a lawyer.
- Q: What rights does a tenant have when the landlord misrepresents the law?
- A: Misrepresenting the law to tenants can constitute harassment ***and can be punishable by a fine of up to \$2,000 for the first offense and \$10,000 for subsequent offenses.*** Don't just accept what Kosovo Properties tells you about the law – find out from a disinterested source, and if it differs from what you were told, ask Kosovo to explain the discrepancy. Also record the conversation, if you can, which leads to the next Q&A.
- Q: Is it legal to record conversations between tenant and landlord?
- A: Recording a conversation is legal in New York State if at least one party to the conversation knows about it (i.e. the tenant). The landlord cannot threaten a tenant regarding such recordings. You can even do it surreptitiously! Using your VoiceMemo on your smartphone is an easy way.

- Q: What rights does a tenant have if the landlord or his official or unofficial agent (like his son) threatens a tenant?
- A: Call the police immediately if threatened. The police already have one documented case against Joey threatening one of us with retaliation if a Tenants Association was started. They have documented the offense, and will take action if new ones arise. Threats rise to a higher level than mere harassment and should be taken very seriously. Harassment should also be reported. "Rent regulated tenants who feel they have been victimized by harassment should contact DHCR [Division of Housing & Community Renewal], especially the new Tenant Protection Unit: <http://www.nyshcr.org/Agencies/DHCR/> 83ePTA can assist you.
- Q: Can a landlord legally retaliate against a tenant for organizing or joining a tenants' association?
- A: No. If a landlord begins to treat a tenant differently after the tenant has become a member of a tenants' association, this may well also constitute harassment in the eyes of the law.

These are just a few of the questions that deserve thoughtful, comprehensive, and legal answers that 83ePTA is intended to research and provide.

Please, talk to your neighbors about the 83ePTA. It is a way to stay informed of tenant issues and to know and protect one's rights, ***with no obligation to contribute time, money or work***. Of course, we will accept your help in any way you can give it, but you are not obliged.

Thank you for your time and consideration. We look forward to hearing from you.

Best regards,

Dr. Gregory Scott (Greg), #3a, drgscott@yahoo.com, 917. 968. 6701
Eva Wu-Scott, #3a, ywu19@syr.edu, 917. 946. 5381

Caitlyn Napolitano, Ground floor (alley entrance), ccnap419@gmail.com, 973. 934. 6486
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Matt Lepold, #5D, mlepold1@gmail.com, 917. 539. 0648

Newsletter #7 (March 2017)

1. Stairways still pitch black at night, causing safety issues; elevator stuck over Christmas.
2. Landlord still depriving some legal tenants of a building key, causing security issues.
3. Landlord misrepresenting who is to pay cost of badly fogged windows.

1.
The stairways continue often to be pitch-black at night, prolonging a safety issue. **Recently a woman was stuck in the elevator when it malfunctioned, which of course makes being able to use the stairs safely at all times an important consideration.**

Kosova Properties has refused to re-install the 5 middle circular bulbs on each floor and turn them on during **the night**, which would illuminate the stairways at that time (no one doubts the windows in the stairwells provide sufficient lighting during the day and very early evening). Kosova removed the middle bulbs in late 2015 and replaced them with non-illuminating “emergency” lights, in hopes of disguising from inspectors that the lights were not only all the same for years but that the middle lights were and are primarily responsible for night-time stair lighting (even though Kosova kept the middle bulb turned off for years to save costs). **We are immediately requesting from DHCR another inspection, but not, as occurred once before at 5:30pm on a spring day, but during the night.** We are also requesting rent reduction if Kosova does not correct this dangerous condition, which affects even the first-floor residents if they need to visit a neighbor at night and are leery of taking the elevator in fear it might get stuck again, as happened with a woman inside of it during the 2016-17 New Year holiday.

Thus, an RA84 Group form will be mailed about March 15, 2017 to the DHCR (now known also as NY State HCR/Housing & Community Renewal), requesting this proper service: **restoration of working middle ceiling bulbs on each floor that provides lighting to stairs so they are not pitch-black at night, which is a safety hazard.** If you wish to sign, and be eligible for possible rent reduction in the event the landlord does not comply, please contact us. Only those who sign are eligible, and you must be the leaseholder (thus, roommates, even if legal, cannot properly sign). *Signing the form in no way commits you to joining 83PeTA or to supporting any other initiative. It is an ad hoc action.*

2.
Building entrance keys still have not been given for some legal roommates/tenants. The DHCR has ordered Hamdi/Kosova to provide them to those who signed a previous RA-84 form, given the original ruling against him (July 2016), his failed appeal (Dec 22, 2016), and his failure to appeal one last time to the NY Supreme Court (deadline Feb 21, 2017). If he does not comply, he will be prosecuted and fined \$1000 each time. Those entitled to rent reduction can now start taking it (retroactively). ** If you are having a problem with insufficient building entrance keys, please contact us. **

3.
Kosova Properties for years has misrepresented their responsibility for replacing badly fogged windows. We have just been told that DHCR considers this a service repair, with Kosova being responsible for the costs (just as they must replace a bad refrigerator). If the 2-pane windows are upgraded (say to ones which have special features), they must first get your permission in writing, and then they can charge 1/60th of the cost per month in perpetuity. This is similar to them *upgrading* a bad refrigerator with a new one. But if they are simply replacing with the same 2-pane glass (which is clear), they cannot charge you. If you have been charged for a mere replacement, you can file an RA-89 form “OverCharge” (for rent-stabilized apartments) with the DHCR, and probably get your money

back. **Do NOT sign an agreement to pay for mere replacement with the same (but clear glass), and do not let HPD inspections confuse you: That is a so-called “city inspection” but they are less strict than DHCR, only caring about breaks and the window opening & closing.**

4.

Some of us are now having very poor experiences with washers leaving clothes very wet, and the dryers then requiring 60-66 min of payment rather than the typical 45 min (for, say, towels). If you have the same issue, or if you think there is no difference from before, when the smaller HE washers were installed, please let us know. If we find that many others are having the same issue, we will proceed with appropriate action (because, although you can call and get a refund for a washer or dryer not working properly, this is a nuisance when it turns out to be a habitual problem).

New Tenants and Benefits of Joining the 83PeTA (no cost!)

Keep up to date with important activities and procedures in the building, via email, unless an issue arises. So far we have needed no group meeting, which of course is difficult to plan given different tenants' schedules. Newsletters go out approximately once every six months, unless there is special news.

If you are new, and want help to determine whether Kosova has set your rent illegally high (and what you can do to get reduction and compensation), we will help fellow members. We already have evidence that Kosova may have improperly raised the rents for some apartments, but only the tenant in the renovated apartment can request the figures from DHCR. If your rent is over \$1800, there is a good chance the renovation costs were fabricated. Some longstanding ex-tenants in 2-br's were paying about \$1400-1600 in 2015. A renovation to their apartment that would allow the rent to jump to \$2600 would cost \$60,000 (the rule is that 1/60 of the renovation can be added to the rent, and only kitchen and bathrooms are typically considered eligible for the upgrade). Doing a \$60,000 renovation in this way is virtually unheard of according to some specialists in NYC real estate law, unless the costs were fabricated. Typically, a renovation according to them is \$8-12,000 max.

Learn and protect your rights. Email for more info or to join the number of apartments who are now part of 83PeTA: quickfeetnyc-1@yahoo.com

Newsletter #8 (April 4, 2017)

1. Landlord misrepresenting who is to pay cost of badly fogged windows.
2. Landlord still depriving some legal tenants of a building key.
3. Stairways remain dark at night.
4. Mandatory Riders to leases (new and renewal), which explain rent increases, not being given by landlord.
5. For New Tenants: Some Basic Laws of Rent Increases

1.
Kosova Properties for years has misrepresented their responsibility for replacing badly fogged windows. We have just been told by DHCR that this is a service repair, with Kosova being responsible for the entire cost (just as they must replace a bad refrigerator). If, on the other hand, the 2-pane windows are *upgraded* (with added features), they must first get your written permission, and can charge 1/60th of the cost per month in perpetuity. (This is similar to them *upgrading* a bad refrigerator with a *new and better* one.) But if they are simply replacing with the same 2-pane, clear glass, they cannot charge you. If you have been billed for a mere replacement, you can file an RA-89 form "OverCharge" (for rent-stabilized apartments) with the DHCR, and probably get your money back. **Do NOT sign an agreement to pay for mere replacement with the same (but clear glass), and do not let HPD inspections confuse you: That is a so-called "city inspection," like for no heat, but they are less strict than DHCR, only caring, for example, about breaks/cracks and the windows opening & closing.**

2.
Building entrance keys (for the new lock installed 7/26/15) still have not been given for some legal roommates/tenants. The DHCR has just ordered Kosova to provide them to those who signed a previous RA-84 form, given the original ruling against the landlord (July 2016), his failed appeal (Dec 22, 2016), and his failure to appeal one last time to the NY Supreme Court (deadline Feb 21, 2017). If he does not comply for one tenant by Apr. 6, 2017, he will be prosecuted by the DHCR and fined \$2000 each time. Those entitled to rent reduction (the leaseholders who signed the RA-84) can now start taking it retroactively, per your original DHCR notice. **** If you are having a problem with insufficient building entrance keys, please contact us. Essentially, every legal tenant over the age of 10 is entitled to one, without charge.****

3.
The stairways continue to be dark at night, prolonging a safety issue. **Recently, during the 2016-17 New Year holiday, a woman was stuck in the elevator when it malfunctioned, which of course makes being able to use the stairs safely at all times an important consideration.** Kosova removed the non-illuminating middle bulbs in late 2015 and replaced them with "emergency" lights, which do not illuminate at any time of day, but would likely come on in case of a power failure. We are in the process of scheduling re-inspection(s) at night, since the previous inspection occurred at 5:30pm on a spring day, when there was still enough ambient light coming through the windows. We will keep you informed, although because the DHCR does not send out inspectors we may have to wait until November to insure they see the stairs when it is dark outside. *In the meantime, of course, be careful and stay aware of the unusual landing between the Ground & 2nd floors.*

4.
Landlords for rent-stabilized buildings are required as of March 2016 (if not before) to provide a Rider to new and renewal leases. Kosova has not been providing them to a number of tenants. We will be examining the legal options, including punishment and rent reduction, if allowed. This rider is especially important for new tenants to help them in not being

overcharged (see the relevant paragraph below). If Kosova has not given a Rider to you, we suggest you request it when you pay rent, and photograph for the record the letter (which can naturally include the check #). If you really wish to play it safe, because Kosova at times pretends they have not received rent from certain tenants in the mail, then send Certified/Return Receipt.

For more, see: <http://www.nyshcr.org/forms/rent/ralr1.pdf>

5.

New Tenants and Benefits of Joining the 83PeTA (no cost!)

Keep up to date with important activities and procedures in the building, via email. So far, in 1.5 years, we have needed no group meeting, which of course is difficult to plan given different tenants' schedules. Newsletters go out approximately once every 3-6 months, unless there is special news like the "last second notice" just given about the previous laundry cards no longer working one day later (the landlord, as most of you saw, dated the notice March 9 but only put it up March 20th, the day before the laundry was to close for 4 days).

- For old laundry cards, call the # on the card to get instructions on mailing the card(s) and getting refunds. At least some tenants were given new cards with \$5 preloaded on them. If you did not receive yours, contact the landlord, or if you are concerned the landlord is treating you differently from other tenants, contact us.

If you are new, and want help to determine whether Kosova has set your rent illegally high (and what you can do to get reduction and compensation), let us know. We will help fellow members. We already have evidence that Kosova may have improperly raised the rents for some recently rented apartments, but only the tenant in the renovated apartment can request the figures from DHCR. If your rent is over \$2000-2400, you may be entitled to rent reduction. The rules are as follows:

- 1/60th the cost of a *legitimate* renovation can be added to the previous rent amount.
- A 20% (vacancy) increase of the previous rent amount can also be added, as can:
- .6% (= .006) of the previous rent multiplied by the # of years since the last vacancy increase.

Some longstanding (20-yr) ex-tenants in 2-br's were paying about \$1400 in early 2016 when they moved away. According to some specialists in NYC Real Estate, a typical renovation costs no more than \$8,000-\$12,000. Assuming \$12,000, multiplied by 1/60, this amounts to \$200/month. Add another 20% x \$1400 = \$280. Add the final \$168 (.006 x 1400 x 20) for 20 yrs. So, the total new rent would be in the ballpark of \$2050. If your rent is considerably higher than this, it may be worth your while to contact DHCR and find out what the rent amount was before you moved in. The Rider now required by law must spell out the previous rent and charges.

See, for instance:

<http://www.nycrgb.org/html/resources/faq/rents.html>

With good examples and how to total allowable increases:

<http://www.nyshcr.org/Rent/FactSheets/orafac5.pdf>

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Newsletter #9, November 15, 2018

This is the first Newsletter since early 2017, serving as an update as well as a notice to new tenants that a tenants' organization exists in this building, not only to help protect your rights but to keep the building safe and functioning in the best manner.

This particular Newsletter is timely for the following reasons. On Aug 7, 2018 the water was completely off without notice to at least one apartment (in the A line). Also, starting about 11:40 pm on Wed, Sept 26, the hot water was off for the whole building, *with no notice/update being posted even by 11:00 am Thursday telling tenants what to expect* (and, after having to call the owner Hamdi late Thursday morning, 83PeTA itself posted an update because he said he "didn't have the time to post it," also indicating that the "super had no time"). By law, "Hot water must be provided 365 days per year at a constant minimum temperature of 120 degrees F." Some of us reported the outage to 311.

Because of the water issue, an HPD inspector came over subsequently about 8:30 pm and noticed the dark stairwells. He said they are "very dangerous," which we have on recording. As required by DHCR procedures, we have just sent a Certified Letter to Kosova Properties to have the stairs illuminated *at night* (we do not contest that ample illumination comes through the windows *during the day*). If lighting in the stairways is not improved in a timely fashion, we will file an RA84 building (group) action with the DHCR, which has jurisdiction according to HPD. You will be invited to sign it, and if DHCR rules that he must comply and he does not, rent reduction will be implemented for those, but only for those, who sign the RA84 (you do not need to be affiliated with 83PeTA to sign.) We filed an RA84 for this issue a few years ago but did not know the DHCR inspectors only come until about 5:30pm; they came when it was still light, so they did not see how pitch black the stairs are at night. Now, we will not only request that they come during the winter months, when it is relatively dark at 5:30, but put them on notice about the HPD reaction.)

**** PLEASE KEEP THIS AS A RECORD OF THE LANDLORD HAVING BEEN NOTIFIED
MULTIPLE TIMES OF THE PITCH BLACK STAIRWAYS, OVER A 3-YEAR PERIOD, IN CASE
ANYONE IS INJURED BECAUSE OF THE LACK OF ILLUMINATION AND IN CASE THAT
PERSON GOES TO COURT FOR RECOMPENSE. ****

Some Building Accomplishments (since the inception of 83PeTA, Aug. 2015)

1. After having mailboxes that were very insecure for years, some of which did not even lock, a group action (RA84) from 83PeTA compelled Kosova Properties to install the new mailboxes (late 2015).
2. Following court actions by members of 83PeTA, Kosova was forced to give building entrance keys that were illegally withheld from certain tenants starting July 2015. Index #'s and court rulings are available upon request, and rent reduction was given to some of the tenants as a result. **Roughly, the law is that the landlord must give one building entrance key per legal resident (including legal roommate) over 10 years old, without charge. Each leaseholder gets 2 keys (without charge), even if he or she lives alone.**
3. Before 83PeTA existed, postings were very rarely, if ever, given for water being turned off (even, for instance, for *planned* boiler cleanings), leading to great inconvenience for tenants. Starting in 2016, Kosova finally started giving advance notice of water shutoff with posters, although the events noted above in August and September make us wonder whether they are returning to old habits.

Updates on Court Cases

In September, 2017, Hamdi Nezaj along with Kosova Properties and his other buildings (which have different corporate names) paid the largest settlement ever to Fair Housing Justice Center—\$620,000—for a suit in Federal Court because of racial discrimination:

<http://www.fairhousingjustice.org/newsletters/opening-acts-september-25-2017/>

(please see the other side)

83 Park Terrace West electronic Tenants Association (83 PeTA)
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In Supreme Court, ongoing litigation by tenant Dr. Gregory Scott, plaintiff, versus Kosova Properties *et al*, Index #155225/2016, continues relating to a false arrest and prosecution arising out of false accusations by the management of the building in Sept. 2015.

Tenants have also won in Housing Court and in Small Claims Court against Kosova, from November 2015 onwards. Details, including court Index #'s, are available upon request.

Dr. Scott is still under rent-reduction because of Kosova's previous improper actions and has had all of his fogged windows replaced for no cost, as mandated by DHCR. Kosova may tell you, as they told him and have told others, that it is the tenant's responsibility to pay for replacing badly fogged windows. Even some HPD inspectors will say the same, for whatever reason, but proper DHCR inspections can and will force Kosova (depending on the condition of your windows) to replace them *as part of Kosova's required maintenance*. If you paid for window replacement, contact DHCR, *not* HPD, about a possible refund.

Some of us have our smartphone taping when we are around the building because of the behavior of Kosova's personnel. By law in NY, you can secretly tape as long as you are *one party of a conversation or interaction*. Likewise, we tape our telephone conversations with Kosova because Hamdi and Shpend (aka Joey) have repeatedly misrepresented issues such as whether the tenants must replace their own windows, whether they can sublet, etc. Make sure you get correct information before making a decision about your apartment and *get agreements in writing*. One single mother and a tenant of 17 years voluntarily installed soundproofing in 2015 at a cost of \$18,000 so her son could compose without bothering the neighbors. Sadly, because she only had a verbal agreement with Hamdi, she was forced out of the apartment with threats by Shpend once the work was almost done. Kosova claimed that she did the work illegally and they threatened her with immediate eviction, furniture on the sidewalk, and construction costs to remove the soundproofing. Because the agreement was not in writing, she had no recourse after she moved out in fear.

Also, be aware that Kosova Properties has tenants in the building who have written letters in support of Kosova trying to deprive other tenants of the building entrance keys *for legal roommates*; some tenants have appeared in hearings and prevaricated on behalf of Kosova. **Therefore, just because someone is a fellow tenant does not mean they necessarily hold *your* rights to be important.**

For help at any time, contact us at the email above. If you are a member of 83PeTA, some other members are often able to help in moving heavy furniture, should you require that Kosova repaints your apartment (minimum of 3 year intervals). Don't wait until the night before, though, to try to get the help, given busy schedules!

There is no cost of any kind for joining and being an ongoing member of 83PeTA.

By communicating with group email we are able to avoid having monthly meetings.

(please see the other side)

**** This Newsletter was distributed with sterile gloves and an anti-viral mask on. *****

83 Park Terrace West *electronic* Tenants Association (83PeTA)
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Newsletter #10 (6/15/20)

This is the first Newsletter since Nov. 16, 2018 and serves not only as an update but a notice to new tenants that an organization exists in this building to protect your rights and to help keep the building safe and functioning in the best manner.

Topics covered are:

1. Covid-19 issues
2. Squatters in the (back) inner courtyard?
3. Summary of Accomplishments
4. Potentially Helpful links
5. Newest Items

1. Covid-19 issues

Some tenants (and some delivery people) are not wearing masks in the elevator or public halls, as we have on many recordings. The delivery people especially often drop the mask around the neck without covering nose and mouth.

Aerosol forms of Covid-19 can stay in the air **up to 3 HOURS**, depending on the circulation:

<https://www.health.harvard.edu/diseases-and-conditions/coronavirus-resource-center>

Therefore, just because the elevator is empty does not mean the air in it is healthy. We recommend that you walk the stairs for self-protection (and for exercise) and also for the health of others in case *you* are asymptomatic. Moreover, the same considerations apply, if presumably less, to air in the public halls.

The landlord takes down our posters, so it is up to him to require that delivery people keep masks on.

In any event, **especially if you must take the elevator at any time** (which is important to get to the laundry room), **be considerate (especially of the older folk on the high floors) and please wear a tight mask for everyone's sake.**

Finally, Amazon Fresh is delivering again to this building after weeks of postponements. They will deliver to "Doorstep," not "Attended," which means not to the doorstep of the whole building *but to your apartment door.*

**** Our thanks to the person who posted for weeks a note offering to help others at-risk for shopping. ****

2. Squatters in the (back) inner courtyard?

On a couple of late nights, including last month (May), two men were loudly speaking in the back inner courtyard at 11:30 p.m., disturbing the peace, quiet and sleep of those with bedroom windows on the courtyard (A and F lines). At least one man then entered the room that supposedly functions as a utility room or workshop. Subsequently, the supers indicated that they did not know of anyone in that room and have since refused to give us any information, even after promising to review camera footage. Do these "strangers" have building entrance keys and a workshop key that the supers don't know about? How can someone be in that room without the supers' knowledge? This is all very peculiar and we continue to ask for correct supervision by the supers, especially keeping the individuals reasonably quiet late at night if they are legally here. One option in the future, given inaction of the supers, is to call the police if the individuals continue to disturb the peace.

3. Summary of Accomplishments (since the inception of 83PeTA, Aug 2015)

- Kosova was compelled to replace mailboxes, Nov 2015, some of which had not locked for

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years, and to give building entrance keys that were improperly withheld from certain tenants in July 2015 (roughly, the law is that the landlord must give two building entrance keys to the leaseholder and one key per additional legal resident, starting with the 3rd one, over 10 years old, *without charge*; this includes a legal roommate).

- Before 83 PeTA, postings for, e.g., water shut-off were rarely if ever done properly; afterwards they have improved but other important postings are non-existent.
- The middle ceiling light in the hallways for floors 2 & 3 were recently re-installed and turned on by Kosova, illuminating the stairs, ***to the appreciation of all tenants affected*** (although stairs in floors 4-6 are still very dark at night).
- At least one tenant (in 2017) had fogged windows replaced at Kosova's expense, *as required by DHCR code*. Do not let HPD inspectors or the landlord persuade you that seriously fogged windows are an "upgrade" and therefore a tenant expense. Have a DHCR inspector make the decision whether the windows are sufficiently fogged, and, if they were ruled insufficient fogged in, say, 2016, obtain a new inspection and a new ruling if they got worse.

4. Helpful links

If you're over 62, have less than \$50k in income, and spend more than 1/3 of it in rent, you can apply for "rent freeze" and, if you qualify, the landlord must honor it – he gets reimbursed in tax write-offs. See:

<https://ny.curbed.com/2017/6/15/15810614/new-york-city-landlord-tenant-law-rights>

You can provide info to help keep the building safe without joining 83 PeTA or you can join (for free); use the email above. By doing group emails (and maybe Facebook in the near future) we have not needed cumbersome in-person meetings, which are always difficult given everyone's different schedules. Members help each other with, e.g., painting.

5. Newest Items

Hamdi Nezaj, the owner, a son and a super have gone, together or individually, to different apartments starting around May 26, 2020, *during this time of Covid-19*, to say they wanted in to see the plumbing for, e.g., the kitchen and bathroom. No emergency. At least one tenant (legally) refused entry given health considerations. In the future, if Covid-19 still threatens and they really need a peek, one option is to have a video chat via cellphone with the inspection done remotely. Of course, emergencies are a different situation. However, you can always insist that the police escort them, although obviously this should be a last resort, if only out of consideration for the officers (but they have willingly done this in the past without complaint).

One plan is to invite the other large buildings (of the 19) owned by the Nezaj's to form their own tenants' associations and then to have an umbrella organization through Facebook or a common email list to exchange information. We are interested in what our supporters say in this regard. Let us know your thoughts and help protect your rights!

To see the buildings, go to: <https://www.justfix.nyc>

Simply enter "83 Park Terrace West," and then scroll down to "Research your landlord."

We hope you stay healthy in these trying times of the pandemic.