

Shalom Building Report

The Shalom Tenants Alliance needs your help in documenting patterns of reduced services, defects, and other issues in Shalom-owned and managed buildings. Please provide as much detail as you can (**required fields are highlighted in yellow and marked with an asterisk (*)**). The options we're offering you here are based upon reports from several — but not all! — known Shalom buildings. If there are issues we have missed, please tell us at the end of this form.

Which building would you like to tell us about?

Number*: **Street*:** **Borough*:** **Zip*:**

Are you a tenant of this building*? Current tenant Past tenant Never a tenant

If you are a tenant, are you a . . .* Post-Shalom tenant Pre-Shalom tenant

If you are a current or past tenant, is/was your apartment: Rent Stabilized Rent Controlled Market Rent
 Don't Know Not Applicable

Is your building owner/manager registered correctly with HPD? Yes No (owner is _____)

Is there a laundry in your building? Yes No

Was a "laundry on the premises" advertised before you rented the apartment? Yes No

What phone number is posted for maintenance of the laundry? _____ (please email is this later if you don't have it handy!)

Wash price (1 load) _____ Dry price (1 load) _____ Length of dryer cycle (minutes) _____

How many washers? _____ How many dryers? _____ Overall condition: Clean Somewhat Dirty
 Dirty Filthy

What are the current or common problem conditions in your building? (check all that apply)

Building Services

- Inadequate heat and/or hot water
- No superintendent
- Intercom broken
- Garbage accumulation
- Vermin infestations (roaches, mice, etc.)
- Utility outages
- Inadequate lighting
- Entrance doors unlocked
- Broken mailboxes
- Elevator out of order
- Inadequate janitor service
- Other: _____

Individual Apartment Repairs

- Landlord refuses to make repairs
- Repairs are shoddy
- It takes a long time to get repairs done
- Tenants must take off work for scheduled repairs
- Other: _____

Harassment

- Unannounced visits/inspections by landlord
- Frequent phone calls from landlord
- Certified letters from landlord
- Notices to Cure from landlord

Construction Activities

- Frequent renovations / construction
- Construction without permits
- Weekend / after-hours construction
- Lack of safeguards during construction
- Dust / debris from construction
- Conversion of apartments to commercial space
- Combining apartments (2+ small = 1 large apt)
- Partitioning apartments (1 large = 2+ small apts)
- Illegal basement apartments
- Adding new stories to the building
- Horizontal expansion of building
- Other: _____

Construction "Incidents"

- Breaking through wall/ceiling
- Gas leaks, cut gas lines
- Broken pipes, floods
- Electrical fires
- Other: _____

Security & Safety

- Break-ins, burglaries
- Assaults (by _____)
- Prostitution
- Drug activity

Harassment (continued from page 1)

- Litigation initiated by landlord
- Eviction(s) initiated by landlord
- Coercion by landlord: _____
- Other: _____

Leases & Security Deposits

- Renewal leases are not provided 90 days in advance.
- Renewal leases include illegal riders (e.g. "mold")
- Executed renewal leases are not dated
- Renewal lease terms differ from original lease terms
- Vacancy leases for regulated apartments do not include mandatory riders with information about rental laws and calculation of rent increases.
- Vacancy leases include discount riders with conditions
- Renewal leases require tenants to sign away rights in order to keep rent discounts.
- Annual reporting of security deposit changed after Shaloms took over
- Annual reporting does not state maintenance fees
- Security deposit interest is not paid to tenants
- Landlord has refused to pay interest when requested
- Landlord does not maintain separate account for security deposit
- Other: _____

Rent

- Landlord refuses to provide rent receipts when required
- Landlord refuses to accept rent payments
- Other: _____

Is there anything else you'd like to tell us?

Please provide your contact information

We need your contact information in order to verify the information you have submitted, so as to prevent false data from entering our records. Note that we may share the information you provide with elected representatives and governmental agencies in our efforts to end the Shaloms' assault on tenants. If you prefer to remain anonymous regardless, check the last box below.

First Name: _____ Last Name: _____

Email Address*: _____ Phone: _____

- I would like to receive a copy of the information I am submitting at the email address I've provided above.
- I would like the Shalom Tenants Alliance to contact me by
 - Email Phone Email or Phone about the issues I am reporting.
- I would like to receive email notices and news from the Shalom Tenants Alliance.
- I would like the Shalom Tenants Alliance to share the information I am providing with my elected representatives.
- I prefer to remain anonymous if the information I am providing is shared with any third party.

Thank You

Reports can also be filled online at: http://www.shalomtenants.org/bldg_report.html

Send Reports to:

Shalom Tenants Alliance, c/o Cooper Square Committee, 61 East 4th Street, New York, NY 10003

Security & Safety (continued from page 1)

- Blocked fire escape
- Landlord has entered apartment(s) without permission
- Landlord has physically broken into apartment(s)
- Other: _____

Rental Trends (before & after Shalom takeover)

- Apartments turn over frequently (before after)
 - New tenants have "rent discounts" (before after)
- New tenants are transient (before after)
- New tenants are very young (before after)
- New tenants come from outside NYC (before after)
- New tenants come from outside USA (before after)
- More people now occupy individual apartments than before.
- Couples moving in tend not to be married (before after)
- Other: _____

Coercion

- Landlord offers favors (rent discounts, repairs, etc.) in exchange for ceding of legal rights: withdrawal of complaints, participation in tenants organization, etc.
- Other: _____
