



ASSEMBLY STANDING COMMITTEE ON HOUSING

NOTICE OF PUBLIC HEARING

SUBJECT: Harassment and Eviction of Rent Regulated Tenants

PURPOSE: To examine whether intimidating tactics are being used to harass tenants for the purpose of vacating rent regulated units and what the legislature can do to stop this practice.

TESTIMONY BY INVITATION ONLY

Baldwin Hall at Milstien Hospital
1st Floor

Monday
July 24, 2006
11:30 am
177 Fort Washington Ave
New York, NY

As reported extensively in the Daily News, owners of rent regulated buildings have been accused of using intimidating tactics to attempt to evict tenants, some of whom have been in their units for decades. One company has filed more than 5000 housing court eviction actions in the past two years. This hearing will examine these allegations and explore means by which frivolous eviction actions and illegal tactics may be discouraged.

Please see the following page for a list of subjects to which witnesses may direct their testimony, which will be discussed at the hearing.

Persons wishing to present pertinent testimony to the Committee at the above hearing should complete and return the enclosed reply form as soon as possible. It is important that the reply form be fully completed and returned so that persons may be notified in the event of emergency postponement or cancellation.

Oral testimony will be by invitation only and limited to five minutes duration. In preparing the order of witnesses, the Committee will attempt to accommodate individual requests to speak at particular times in view of special circumstances. These requests should be made on the attached reply form or communicated to Committee staff as early as possible. In the absence of a request, witnesses will be scheduled in the order in which reply forms are postmarked.

Ten copies of any prepared testimony should be submitted at the hearing registration desk. The Committee would appreciate advance receipt of prepared statements.

In order to further publicize these hearings, please inform interested parties and organizations of the Committee's interest in hearing testimony from all sources.

In order to meet the needs of those who may have a disability, the Assembly, in accordance with its policy of non-discrimination on the basis of disability, as well as the 1990 Americans with Disabilities Act (ADA), has made its facilities and services available to all individuals with disabilities. For individuals with disabilities, accommodations will be provided, upon reasonable request, to afford such individuals access and admission to Assembly facilities and activities.

Vito J. Lopez

**Member of Assembly
Chairman
Committee on Housing**

**SELECTED ISSUES TO WHICH WITNESSES MAY DIRECT THEIR
TESTIMONY:**

1. What penalties may be imposed on an owner for harassment of tenants to achieve vacancy? Should the amount of such penalties be increased? Does the existing judicial system successfully identify and penalize owners who violate the law?
2. Are tenants adequately represented at eviction proceedings in housing court? What more could be done to assist tenants who are faced with possible eviction?
3. What checks and balances exist for granting rent increases when an owner applies for Major Capital Improvements (MCI)? What is the process for an owner to apply for an MCI rent increase? Should owners have to show more proof of work done and the cost of such work?
4. How are tenants notified of their right to protest such rent increase? What more could be done to make tenants aware of an owner's application for an MCI rent increase?

PUBLIC HEARING REPLY FORM

Persons wishing to present testimony at the public hearing on Harassment And Eviction Of Rent Regulated Tenants are requested to complete this reply form as soon as possible and mail it to:

Linda Camoin
Legislative Associate
Assembly Committee on Housing
Room 513 - Capitol
Albany, New York 12248
Email: camoinl@assembly.state.ny.us
Phone: (518) 455-4355
Fax: (518) 455-4128

- I plan to attend the following public hearing on Harassment And Eviction Of Rent Regulated Tenants to be conducted by the Assembly Committee on Housing on July 24, 2006.
- I plan to make a public statement at the hearing. My statement will be limited to five of minutes, and I will answer any questions which may arise. I will provide 10 copies of my prepared statement.
- I will address my remarks to the following subjects:

- I do not plan to attend the above hearing.
- I would like to be added to the Committee mailing list for notices and reports.
- I would like to be removed from the Committee mailing list.
- I will require assistance and/or handicapped accessibility information. **Please specify the type of assistance required:**

NAME:

TITLE:

ORGANIZATION:

ADDRESS:

E-MAIL:

TELEPHONE:

FAX TELEPHONE:

[* Click here for printable form ***](#)**

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