

**David A. Paterson**  
Governor



Deborah VanAmerongen  
Commissioner

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

July 2, 2008

XXXXXX  
304 E. 62<sup>nd</sup> St., apt. XXX  
New York, NY 10065

Gatsby Enterprises  
c/o Adam Leitman Bailey, P.C.  
120 Broadway, 17<sup>th</sup> floor  
New York, NY 10271  
Attn: Carolyn, Rualo, Esq.

Re: Enforcement Case No.: WE410017-HL

Dear Parties:

This letter is being sent to summarize the conference held July 1, 2008. The conference was attended by managing agent Alex Cruz and owner's attorney Carolyn Rualo. The tenant failed to attend despite delivery to her of the Notice of Conference dated June 13, 2008 and a letter containing the owner's answer dated June 26, 2008 which also referenced the July 1, 2008 conference date.

The tenant's complaint alleged that some time ago she was harassed by the downstairs tenant of Elite Cleaners and by the superintendent. The complaint states that she was attacked by the owner of Elite Cleaners last year after he experienced a leak into his business space. She contacted the police. The tenant stated the leak wasn't caused by her apartment. Subsequently, the superintendent violently tried to force his way into the apartment and threatened to call the Fire Department if she didn't let him in.

The owner stated that there was a leak into Elite Cleaners about two years ago. At that time the tenant was approached and Mr. Cruz stated she was told that she needed to provide access or else the Fire Department would be called as this was an emergency. However, the tenant did provide access to the super who was able to replace the radiator valves in the apartment and the Fire Department was not called. Because of the leaks, Elite Cleaners had to be relocated within the building. Fire Department records were produced which showed that there are no violations of record. It was stated that there have been no problems with the tenant in the past two years and it was not known why she would choose to complain at this time. It was speculated that HPD had recently attempted to gain access to check on some old violations in the tenant's apartment.

As the tenant has not attended the conference, the allegations in her complaint could not be corroborated, and they do not appear to reflect current problems, in any event. Accordingly, this matter will be recommended for closing.

Very truly yours,

Jon Wallach  
Associate Attorney  
718-262-5091