

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

May 21, 2009

This is in response to your inquiry of March 10, 2009, requesting an opinion letter on whether your apartment should be Rent Stabilized and questioning the rent.


Please note that the issue you raise in your correspondence fail to meet the criteria for receiving an opinion letter. However, we are providing you with Fact Sheet #26 - Guide to Rent Increases for Rent Stabilized Apartments in New York City and the rental history of your apartment.

You will notice your apartment was registered "high rent vacancy" in 2008. This means the landlord claims to have legally increased the rent to \$2,000.00 or more per month upon vacancy. Apartments in this category are no longer considered rent regulated.

If after reviewing the rental history and Fact Sheet #26 you feel that your landlord might have unlawfully increased your rent, you may file the enclosed rent overcharge complaint form (RA-89) with our agency. Only overcharges occurring in the last four years from the filing of your complaint will be considered in determining the legal rent for your apartment.

I hope this addresses your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "B Falbo", with a long horizontal line extending to the right.

Bruce Falbo
Bureau Chief
Rent Information Bureau

BF/aa
COL-2547
Enclosures