



New York State Division of Housing and Community Renewal

Gertz Plaza 92-31 Union Hall St
Jamaica, NY 11433
Web Site www.nysdhr.org

Docket Number:
[REDACTED]

Order Denying Application or Terminating Proceeding

Mailing Address Of Tenant:		Mailing Address Of Owner/Owner's Rep:	
[REDACTED]		[REDACTED]	
Subject Building (Number and Street)	(If Different From Tenant's Mailing Address) (Apt. No.)	(Municipality)	

After consideration of all the evidence in the record, the Rent Administrator finds that:

(Only boxes marked "X" apply):

- The application was withdrawn on _____
- The owner has failed to submit information/evidence necessary to process the case, as requested on _____
- Other:

The owner filed an application for modification of service, namely, to replace the gas stove in each apartment with electric stove. The owner alleged that Con Edison was working in the street and burst the building's gas pipe, and therefore, Con Edison shut the gas service to the subject building pending a failed integrity test, and that every tenant will receive a new electric stove with new 220V electricity running to the stove.

A review of our record indicates that several tenants of the building filed a reduction of services complaint with this Agency and the complaining tenants were granted a rent reduction for reduction in services due to the lack of cooking gas, and such rent reduction is still in effect (Order under docket EO 410023-B dated 7/15/2016).

Evidence of record shows that: -

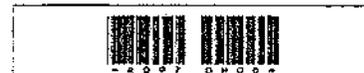
- (1) the owner replaced the cooking gas stoves with electric stoves in all regulated apartments prior to seeking permission from this Agency for modification of service,
- (2) NYC Department of Housing Preservation and Development (HPD) and the Department of Building (DOB) have issued violations on account of the electric stoves and related electrical wiring, and
- (3) the owner did not explain in its application whether or not any attempts were made to restore gas service to the apartments; nor did the owner submit any evidence to justify the proposed modification.

In view of the foregoing, the Rent Administrator finds that the owner's application for authorization to replace gas stoves with electric stoves must be denied.

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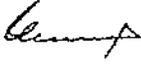
1



Therefore, it is ordered that the relief requested is denied, and/or this proceeding is terminated.

If you believe this order is based on an error in law and/or fact, you may file a Petition for Administrative Review (PAR), form RAR-2, no later than 35 days after the issuance date of this order. PARs filed after the time limit specified above will be considered late and will be dismissed. Call (718) 739-6400 or visit your local Rent Office and request form RAR-2. This form is also available on our website at www.nyscr.org.

December 8, 2016
Issue Date


Mathews C. Varghese
Rent Administrator

Additional Parties: The Legal Aid Society
 Attn: Adan Soltren, Esq.,
 Harlem Community Law Office
 230 East 106 Street
 New York, NY 10029

RO 97 OHOD

2





State of New York
Division of Housing and Community Renewal
Office of Rent Administration
Web Site: www.nysher.org

Gertz Plaza
92-31 Union Hall Street
Jamaica, NY 11433
(718) 739-6400

Docket Number
[REDACTED]
Issue Date
07/15/2016

**ORDER REDUCING RENT FOR
RENT STABILIZED TENANTS)**

Mailing Address of Owner:

[REDACTED]
[REDACTED]
[REDACTED]

Mailing Address of Tenant(s):

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject Housing Accommodation:

[REDACTED]
[REDACTED]
[REDACTED]

I. FACTS: The tenant(s) filed a complaint on 03/07/2016 based upon decreases in service(s). The owner was afforded an opportunity to respond by service of complaint on 04/08/2016.

II. FINDINGS: Based upon a complete review of the record, the DHCR finds:

SERVICES NOT MAINTAINED:
COOKING GAS

ADDITIONAL COMMENTS:

An inspection was conducted at the subject premises on July 07, 2016. The inspection found the following:

Service not maintained:

1. Cooking gas is not being provided throughout the entire building.
2. The main gas line has been red tagged by Con-Edison who provides gas service to this building.

To: [REDACTED]
[REDACTED]
[REDACTED]