

Question	Answer	Answer Name
Do co-op owners with proprietary leases have the same rights as tenants?	no, coop owners are generally responsible for issues inside their apartments	Sateesh Nori
I don't want my super as an enemy, but his last repairs were ineffective, but he may have misinterpreted what he was supposed to do because of a language difficulty.	communicate with your landlord or building manager instead of directly to the super	Sateesh Nori
Isn't DHCR a NY state agency- not New York City as Michael stated  Csn he correct that as it is confusing as it seems that NY State is really the leg arm to deal with housing  If it is a building structural issue is that NYC DOB ?	DHCR is a state agency, but it is responsible for rent stabilized housing in NYC. HPD is the agency in NYC responsible for housing conditions	Sateesh Nori
Do SCRIE tenants have the same tenant rights?	yes. scrie is a tax benefit that is passed along to seniors. it does not impact tenant rights	Sateesh Nori
What is the difference between DHCR and HPD? (City)What does HPD stand for ?  (State) I think DHCR= NYS Division of Housing Community Development?	DHCR is the state agency responsible for rent stabilization. HPD is the City Department of Housing Preservation and Development. It is responsible for housing conditions in NYC.	Sateesh Nori
If a tenant was rent stabilized and the building went coop but the tenant did not purchase the apartment, is the tenant still under rent stabilization?	this depends on specific facts. i would consult a lawyer directly, not on a webinar like this	Sateesh Nori
The water in my building is 142 degrees, as per a laser, infrared thermometer. I understand the legal temperature is 120 degrees. I have contacted the super, who said he talked to the landlord. I am elderly and have almost accidentally scalded myself. As a rent-stabilized tenant, I fear the landlord's billions will outweigh my limited Social Security.	I would call 311 and have HPD inspectors measure the temperature of the water. If it is too high, they will issue a violation, and the landlord must correct it.	Sateesh Nori
Building in receivership and second change in management and repairs from prior manager and promised have not been completed by new mgr.included pantry installed on uneven and exposed, uncovered floor and it was installed damaged. Repairs necessitated by neglected leak by prior mgr.	it doesnt matter that the building is in receivership. Whoever is the manager now is responsible for all repairs.	Sateesh Nori
What can you do to prove lack of water pressure in your shower and you can't afford a plumber to validate it.	adequate water pressure can be subjective. is this a problem for other tenants in your building? is there a building wide plumbing issue?	Sateesh Nori
Is all rules applied to Section 8 tenants?	yes.	Sateesh Nori
'@sateesh: what happens when a major retailer — think target or fairway — moves right under your unregulated apartment and the landlord did not sound insulate your unit (i have been here 15 years and the store has now been here 8). Our unit is separated by about a foot from the freight elevators, and all large mechanical equipment. They restock the store overnight, etc. etc. I guess my question is (my documentation is endless) can I really take on a MAJOR landlord and a MAJOR retailer and not get a 50 percent rent increase when my lease is up this summer?	tough situation. is there enough noise to make a complaint? you may argue that the store deprives you of your use of the apartment. it wont be easy.	Sateesh Nori
Does the Housing Court have accomodations for the disabled, as in not have to painfully stand in a long line? The US Post Office does not have any accomodations for the disabled, as per the manager at the Yorkville Station, so I do not assume anything.	Housing Court has an ADA compliance officer in each courthouse. They are supposed to make accommdations.	Sateesh Nori
I am told that it is only me. There was a gas leak a few years ago and they tore down the wall between the kitchen and the bathroom and replaced ALL the pipes in my apartment. There is too much water pressure in the kitchen sink and not enough in the shower.	i see. perhaps the work was not properly done. has HPD inspected? have you called 311?	Sateesh Nori
Where I live, more than half of the apartments are vacant. Most of the apartments are (or were) rent-stabilized. Existing tenants are worried about taking action for fear of reprisal. Also, with fewer tenants, it is more difficult to take HP action as a group. Is it illegal to keep apartments vacant -- refuse to rent? (Some have been vacant for several years.)	Right now, it is not illegal to keep apartments vacant - to "warehouse" them. Tenant groups are pressing for bills that would try to address the problem.	Michael Grinthal
'@sateesh. the noise is well documented and often way above any acceptable threshold. would it be better as a civil case?	civil cases are difficult to bring without hiring lawyers. are there are tenants in your building who would join in your complaints?	Sateesh Nori

<p>If a tenant has mold, can the building superintendent remedy the condition or does a professional have to be brought in?</p>	<p>It depends on what kind of work is necessary to fix the mold. NYC law requires a landlord to not just clean up the mold, but also address the underlying cause (e.g. a water leak). If this requires replacing water pipes, a plumber may be necessary. If it requires demolishing and replacing walls or ceilings, a contractor may be necessary. But if the problem can be remedied without those things, a super can do it.</p> <p>Local Law 55 sets standards for how mold should be fixed. See <a href="https://www.nyc.gov/assets/doh/downloads/pdf/asthma/local-law-55.pdf">https://www.nyc.gov/assets/doh/downloads/pdf/asthma/local-law-55.pdf</a></p>	<p>Michael Grinthal</p>
<p>If you moved in a building that is rent stabilized and you are getting harassed by another tenant how do you go about that if you spoken to the super and the management and never did anything about it</p>	<p>Housing Court - and the law in general - is not a very effective tool for resolving disputes between neighbors.</p> <p>The City provides a mediation service that is available for inter-neighbor conflicts - <a href="https://portal.311.nyc.gov/article/?kanumber=KA-01016">https://portal.311.nyc.gov/article/?kanumber=KA-01016</a>. (Of course, both sides have to agree to use mediation.)</p>	<p>Michael Grinthal</p>
<p>I have had no heat, all Winter. Have voiced complaints to super and landlord, to no avail. Freezing in here, often, day and or night How do I simply get heat? I use small space heater which increases my Electric bill + my rent. Thank you!</p>	<p>Call 311 to get an inspector out to document the problem. If the landlord isn't doing anything, you can bring an HP action or withhold rent (I don't recommend a DHCR complaint, because it is too slow for an urgent condition like this.)</p>	<p>Michael Grinthal</p>
<p>If elevator does not work months where the tenets should go?</p>	<p>i would call 311 and have inspectors check.</p>	<p>Sateesh Nori</p>
<p>If you need a new stove or refrigerator isn't that considered an MCI? How can you get a landlord to replace these without a rent increase, but making sure that what they are giving you if refurbished is clean and in good working order if it is a used appliance?</p>	<p>A new stove or refrigerator can't be the basis for an MCI. MCIs must be major, building-wide improvements. A landlord can't raise your rent for repairs unless (1) you agree to it in writing, and (2) it is an improvement, not just a repair. A working stove or refrigerator is a repair, not an improvement.</p>	<p>Michael Grinthal</p>
<p>My building is luxury decontrolled with 4 of us still rent regulated. More than half the building is on an HVAC system for heat and then AC in summer. the rest of us, are heated by the boiler. So there is not much heat. When HP comes to check the heat, of course the super leads him to an apt on the HVAC system which has heat.. Anyway to do some thing about this, we dont get much heat,, at least the 4 regulated tenants dont,,,</p>	<p>If you call 311 about heat, the inspector should come to YOUR apartment. They should ring YOUR buzzer, not go to the super first. If the inspector doesn't come into your apartment, they have not done the required inspection. Keep calling 311 until they come to your apartment.</p>	<p>Michael Grinthal</p>
<p>Must the Landlord renew the Certificate of Occupancy every year?</p>	<p>no, i dont think so. only if there is a change in use of the building</p>	<p>Sateesh Nori</p>
<p>CON EDISON shut off cooking gas Building-wide on 1/13/2023. The Building is a NON-EVICTION COOP PLAN with 90 units cooperated and remaining apartments are RENT-STABILIZED. CIVIL COURT/QUEENS denied an HP Action since not ALL Residents would sign-off on HP Action. What do you suggest? Recently washers/dryers were removed from Building Lobby Laundry Room.</p>	<p>Francie - it is NOT necessary to have all residents be part of an HP action (in fact it's rare to have 100% of apartments involved). A single tenant can bring an HP action by themself. It sounds like something went wrong with the case, but it's hard to tell what happened.</p>	<p>Michael Grinthal</p>
<p>My landlord (an LLC) refuses to pick up certified mail from the post office and has only a P.O.Box address. How do I handle this? Also they are unreachable weekends and after about 3 pm weekdays.</p>	<p>If they never pick up certified mail, try sending certificate of mailing - that goes to the PO box, but you have documentation from the USPS that you sent it.</p> <p>If your building has 9 or more units, there must be a live-in super or 24-hour janitorial service. If there is not, this can be an HPD violation by itself.</p>	<p>Michael Grinthal</p>
<p>A rent stabilized apt tenant left after 40 years. The LL did not continue to rent it as rent stabilized. The LL or agent t of LL rents it out as a short/term furnished apt ( unsure for more than a month or less than a month) . How can the LL be mandated to keep that apt as rent stabilized? It seems this is a way for rent stabilized apartments to be taken off the market by the landlord without penalty or oversight.;</p>	<p>The City can inspect and prosecute violations of the illegal hotels law (which the situation you're describing would be). Call 311 and say you want to report an illegal short-term rental in your building.</p> <p>A landlord found to be doing illegal short-term rentals can even be punished by being required to set aside apartments as permanently affordable.</p>	<p>Michael Grinthal</p>
<p>Who is responsible for fixing the locks on our mailboxes. The mailperson frequently is unable to lock the whole box. Many times leaving it for anyone to take mail out of our boxes. This has been going on for many years. Is it the responsibility of the Post office or the Landlord? Thank you.</p>	<p>landlord</p>	<p>Sateesh Nori</p>
<p>Does th tenant get a certitifed mail receipt that the letter sent by JustFix to the landlord was actually delivered to the landlord -- so there's some proof the letter got to the landlord?</p>	<p>yes</p>	<p>Sateesh Nori</p>

So Just Fix is for free?	yes!	Sateesh Nori
what about history for rent controlled tenants please..	i think this should still work for rent controlled apartments.	Sateesh Nori
If a laundry room was provided in your rent-stabilized building for decades and removed due to a violation by the landlord, is the landlord obligated to restore or relocate the laundry room? If so, is there a time frame?	This would be a reduction in services. You can make a reduction in services complaint to DHCR, and you may be able to get a reduction in rent until/unless the service is restored.  To make a DHCR complaint online: <a href="https://rent.hcr.ny.gov/RentConnect/Tenant/DecreasedServicesOverview">https://rent.hcr.ny.gov/RentConnect/Tenant/DecreasedServicesOverview</a>	Michael Grinthal
Sateesh: You had mentioned you would go over the rights for Coop Shareholders. If tenants have "leaks" and the mgmt company or resident mgr will not fix, what can we do? Thank you.	the issue will be whether the leak is a building-wide issue or unique to your apartment. is there a board and does it have regular meetings? have you raised this issue at a meeting to see if other shareholders also have leaks? if so , it may be a building wide issue- making the coop responsible	Sateesh Nori
Sateesh,  Referring to rent stabilized apt vacated  Your suggestion addresses the short term rental under a month - over a month it is legal. BUT it does not address the issue of a rent stabilized apt being removed from the rental market. Is that illegal ? And how can that apt return to its rightful status as rent stabilized ?	the HSTPA law of 2019 made it more difficult to remove an apartment from rent stabilization. what happened here?	Sateesh Nori
Yes, Michael, I had completed all the forms and presented them to the Q/L&T Clerk (Rm. 209) and he rejected them (politely) immediately. I was then sent down hallway to speak with Staff Attorney. He said: NO. You must be allowed to file as an individual. He directed me back to Rm. 209 where MS. RIVERS (Supervisor) stated emphatically: ALL RESIDENTS MUST SIGN OFF. I left the Courthouse.	Francie - I'm sorry that happened. That is an outrageous error by the clerk. I've never heard of that happening before, so if you have the energy to try again it's very unlikely that you'll encounter the same problem. (A lot of new clerks were hired after the pandemic, so you may have just encountered an inexperienced one.)	Michael Grinthal
I am elderly and disabled so I rely on deliveries of groceries, medicine, etc. My landlord recently moved the doorbell to units to outside the building and keeps the door to the building locked. Deliverymen must ring the apartment's doorbell in order to be buzzed into the building. I live in a railroad apt so the bedroom is far (50ft) from the kitchen where the buzzer is located. Because I am mostly in bed, I cannot hear the deliverymen who buzz my apartment. The same applies to the tenant downstairs whose apartment is the same layout as mine. Do I have a right to have a louder buzzer provided by my landlord or have an additional one installed in my bedroom?	doorbells and buzzers are much easier to install and cheaper than ever. a buzzer could be installed closer to your bedroom for \$10-15. have you asked your landlord to do this?	Sateesh Nori
The landlord doesn't hire licensed plumbers, electricians or contractors but seemingly learning as they go unskilled laborers so repairs are frequently slipshod. Is there a way to correct this or should I just be glad they send someone, however unskilled they may be? Thank you.	unfortunately, it is common to send unlicensed workers because doing so save money. However, such workers may do bad work or even pose a danger. i would call 311 to have the work inspected.	Sateesh Nori
These strategies to get repairs done...do they work regardless of the type of housing? NYCHA, supported/affordable housing?	technically, yes. however, NYCHA has some different rules and procedures. for example, nycha conditions dont appear on HPD's violation lists. and NYCHA has their own internal complaint system	Sateesh Nori
With all of the different names, Inc., or LLCs or whatever the landlords use to limit liability, how are the real owners found?	Look up your address on HPD Online - <a href="https://www.nyc.gov/site/hpd/about/hpd-online.page">https://www.nyc.gov/site/hpd/about/hpd-online.page</a> . You will see the names and addresses of individuals behind the LLC.	Michael Grinthal
How many times should we file a complaint with 311 (without them coming for an inspection) before going to housing court or taking other measures?	HPD should come within a few days of a 311 complaint. I would keep calling until they come	Sateesh Nori
Our building is rent stabilized on the upper eastside. We have a lazy super who is supposed to sweep our stairwells and vacuum the 7 landings which is not being done for weeks and sometimes once in a month. Our complaints go on deaf ears. How should we approach this problem.	are the tenants organized? that could be a start. also, each tenant could file a reduction in services complaint at DHCR	Sateesh Nori
Please answer my question. Must rent stabilized tenants ask landlord for repairs and not the super in the condo?	The owner of the condo is responsible for repairs. That usually means the super employed by the condo association, but it will depend on the condo bylaws and your lease. If not the super, then your landlord must provide someone else who is readily available for timely repairs.	Michael Grinthal

what is the dollar amount for deregulating a rent stabilized apartment? And how much can the landlord raise the rent each year or 2 year lease renewals?	The Rent Guidelines Board (a government body) decides each year how much rent increases are allowed. You can look the allowable increases here: <a href="https://rentguidelinesboard.cityofnewyork.us">https://rentguidelinesboard.cityofnewyork.us</a>	Michael Grinthal
Severa; apartments in my building, including mine, should be listed as rent stabilized but aren't registered that way.	first, have each tenant obtain their rent history	Sateesh Nori
Can you get repairs done if you received ERAP and are still behind on your rent?	yes.	Sateesh Nori
a building must have a live in super? does that mean that having 24 hour doormen can suffice, as has been told to me by one of the doormen..? We no longer have a live in super, we have more than 9 apts.. the super's apartment is used as a AirBnB. ( rented for a month at a time supposedly )...our new super, who used to be a doorman then a porter, wantsd to go home at night to Long Island... so he does. He also doesnt have the certifications as a super,,, is this an HP complaint?	this seems like a violation of the law. super should be 200 feet away. is there a number to call in case of emergency?	Sateesh Nori
Thank you, Michael. Since 2/10/2023 without a CoO a recently vacated empty unit has been illegally converted/altered/massive construction. RTEU NYCDOB visited several times and were denied access. Neither old nor new Managing Agent would facilitate a walk-through with RTEU NYCDOB. Nothing was done. How is this allowed?	Contact the DOB Office of the Tenant Advocate - (212) 393-2949, tenantadvocate@buildings.nyc.gov. They can sometimes cut through the BS.	Michael Grinthal
Some of my lights do not have switches but have a pull chain. I am 4'9" disabled and can't reach the chains anymore. If I make them longer, they hit me in the face. Would asking for switches incur an IAI?	switches are cheap. your landlord should be able to address this quickly, easily, and cheaply	Sateesh Nori
Also, my apartment is one the upper east side. My super lives near the seaport. No 24 hour emergency service.	file a reduction in services complaint with DHCR (if you are rent stabilized)	Sateesh Nori
I live in a rent stabilized apartment. I provided my own two air conditioning units because it was not included in my initial lease. The units are taken out in the winter because too much cold air enters the apartment and labeled and stored in the building's basement with the landlord's permission. One of the units, a brand new one, was stolen. Who is responsible for replacing my A/C unit? Tenants are not supposed to enter the basement, only the Landlord's workmen have permission to access it.	this is a question of fact. file a small claims case against the landlord for the cost of the AC	Sateesh Nori
When I need to set up a repair appointment, my super wants me to be available between 9-4. What time restrictions are required on my end?	9-4 or 9-5 is a reasonable window of time	Sateesh Nori
are there any agencies that can assist with repairs for those living in co-op arpartments?	no	Sateesh Nori
Also, Michael, Property was placed in the CON H HPD PILOT PROGRAM in June, 2022. Should that be a lever to engage HPD relative restoration of Building-wide cooking gas?	HPD will probably not take action to restore the gas, but you can file an HP action. When you file the HP action, you can also check off the box for harassment - a landlord's prolonged failure to make repairs can be harassment. A landlord in the CONH program will be VERY sensitive to any harassment complaint in Housing Court.	Michael Grinthal
Lithium Ion Batteries are a real problem lately. Is it the landlords responsibility to get the word out to Tenants on the Dangers of bringing and charging these batteries in individual apartments. The new trend is e-bikes and scooters. I have restless nights thinking about all the very dangerous outcomes lately in our city.	The law doesn't currently address this, but it's definitely on the City Council's radar, so I would keep an eye out for new laws that may apply.	Michael Grinthal
I have. two chandeliers in my rent stabilized apt that stopped working. I don't know if its the fixtures or the wiring. I've asked the building to check the wiring and they have not been helpful. They installed the original boxes to accept the chandeliers and the chandeliers are mine. I know they wouldn't want me to bring in my own electrician. What do I do?	i would argue that the fixtures are part of your apartment. I would file a reduction in services complaint at DHCR	Sateesh Nori
Recently I learned there are no laws about MOLD in New York State — can the Senator bring legislation forward to make landlords responsible for mold exposure and help tenants through discovery & repair phases? and perhaps remuneration for inhalers and health issues caused by the building's lack of repairs?	good suggestion!	Sateesh Nori
The plumbing in kitchen area needs total replacing (initially installed in 1930's). I was told this would raise my rent but this is not a building wide problem. I am a SCRIE recipient. Thank you.	if its a repair that is needed, they should not be raising your rent. who determined that it needs total replacing?	Sateesh Nori
'@Sateesh Nori.. Yes there is a number to call, but often you just leave a message. There are doormen almost 24 hrs/7... but not from 1am-4am when he is taking out garbage anmd on break...	im sorry. did you experience an emergency incident during those hours?	Sateesh Nori

can a senior tenant on rent control add shower bars themselves or must the landlord do the work.	Installing bars would probably count as "modifications," which are prohibited by most leases. So it is risky to do anything that permanently changes the apartment. Tell the landlord that you need bars as a reasonable accommodation, and if they don't comply, the NYC Commission on Human Rights can help you enforce your right to the accommodation: <a href="https://www.nyc.gov/site/cchr/about/report-discrimination.page">https://www.nyc.gov/site/cchr/about/report-discrimination.page</a>	Michael Grinthal
I thought I heard that one can find out all of the buildings that a landlord owns. I read that my particular landlord, Kamran Hakim, has over \$50 billion worth of buildings. Locating all of his (or any landlord's) buildings was what I was asking about when I mentioned landlords filing different company names to limit liability.	search on <a href="http://www.justfix.org">www.justfix.org</a> and you will see what the city knows about this landlord	Sateesh Nori
I reported huge mold and water in my ceiling to HPD and it took HPD 2 1/2 months to inspect my rent controlled apt. Incidentally, the roof has never been properly repaired. Other apts and the other side of our floor had flooding over the years and most recently last December.	is your building organized? do other tenants have similar issues?	Sateesh Nori
Sateesh, I have asked my landlord several times to fix my buzzer so I can hear it throughout my apartment, but have not heard back from him. The buzzer system we have now is wired to the building's electricity which extends to each apartment. Are you saying there are cheap buzzers that don't need electrically wiring running in the walls to my apartment?	yes! there are wireless buzzers that your landlord can get at any Home DEpot or Amazon	Sateesh Nori
can landlord evict remaining rent control/stabilized tenants if he sells building, in anticipation of new owner remodeling entire building to get market value for all apts?	no	Sateesh Nori
what is the amount of rent that destabilizes your apartment? Lori Neushotz	its more complicated than that. if you continue to live in the apartment, it remains rent stabilized	Sateesh Nori
If your original lease (4 decades ago) specifically states NO PETS yet the building is now "pet friendly". It seems as though everyone has pets. Can the owner prevent me from having a pet?	i would ask. is the new policy about pets in writing?	Sateesh Nori
if you live in a rent-stabilized apt for 40 yrs are you entitled to new bathroom without an increase in rent?	not "new" but in working condition.if things are broken, they need to be fixed	Sateesh Nori
What is the logic for granting MCIs for the full cost of things like replacing windows if tenants are already paying rent for apartments including windows, the landlords have profited from collecting rents for apartments with widows, and landlords have saved on their taxes by taking depreciation on windows and all the other fixed elements of their properties? Why are landlords granted extra compensation for just doing what is necessary to maintain properties as equipment reaches the end of its useful life? It seems wrong that I'm continuing to pay rent that covers the cost of current windows and then, when those windows are replaced, I get hit with a rent increase covering the full cost of the new windows in top of the rent I'm already paying. It feels like the new rent has me paying duplicative rent for both sets of windows, the old ones and the new ones.	the logic is to incentivize upgrades and maintenance	Sateesh Nori
Does the landlord have to make repairs during business hours or can they do it at night or the weekend?	a landlord and a tenant can agree to have repairs made at any time	Sateesh Nori
Also, during Hurricane Ida, the rear, brick wall of the old-law tenement (1871) leaked water through it to my apartment. If a supporting wall leaks inside, does this mean the wall is at risk of the wall collapsing?	this would require an expert	Sateesh Nori
No. We had no elevator service 3 month immediately after we could leave our bldg during covid (in Elmhurst). Tried to organize to prevent that stoppage, especially then, others mentioned organizing but difficult to do, especially with many foreign born and not inclined in that direction.	there are many organizing groups in your area. Woodside on the Move, Catholic Migration	Sateesh Nori
'@Sateesh Nori... Im sorry, I dont know how to answer under my original question.. No 24 hr Super, he lives in LI. super's apt is now an airBNB ( rented for 1 month at a time.. but no live in super, just 24 hr doormen except for time mentioned, 1am-4am.. Super also not credentialed, he was former doorman, then porter.. now wheeee, a super.. who goes home, an hour away	AirBNB is probably illegal. you could ask the landlord to provide services to replace the super or threaten to call the city about the airbnb	Sateesh Nori
And yes, we all suffer the same problems in this bldg, including 15+ years calling about no heat (initially this winter but last 1-2 months had heat-but also not a cold winter. I have serious cold leak thru the cheap windows installed years ago where they go the NYC approved rent increase. They are not addressing the window issue.	311 and or reduction in services complaint at DHCR	Sateesh Nori
Rent stabilized ....landlords get MCI for life or until recoups amount he paid?	<a href="https://hcr.ny.gov/system/files/documents/2020/11/fact-sheet-24-10-2019.pdf">https://hcr.ny.gov/system/files/documents/2020/11/fact-sheet-24-10-2019.pdf</a>	Sateesh Nori
can a disabled person request a higher toilet bowl?	you may have a right under the ADA	Sateesh Nori

To reply to Sateesh's question, the landlord's hired gun aka person he uses to decide if repair is actually needed told me everything needs to be ripped out.	i would seek a second opinion just to be sure. this person might want more work and pay	Sateesh Nori
As the tenant who has never had my apartment painted by the landlord, I am eager to have it done. But as a senior moving all my heavy furniture is too difficult for me and the super said he will not move the furniture but sais I must do it. And he wants my entire apartment moved to the center of the each (2) room so the work can be done in one day. Is that true?	they should help you move the furniture	Sateesh Nori
I've been a rent-stabilized tenant for more than 25 years, and my kitchen cabinets are really in need of replacement. If I can't hire someone to do this myself, what are my options, please??	the term " really in need of replacement" is subjective. are they falling off the walls? are they broken in some way? if so, the landlord must repair or replace if impossible to repair	Sateesh Nori
If you replace a broken airconditioner in a wall sleeve can you tak it with you if you move out?	what happened to the old unit? was it thrown out?	Sateesh Nori
My apartment is rent stablzed. New building and electric is included in the rent. Electric/gas is not affordable. The management does not separate to electric from the rent. Is it ok if I dont see a bill ever? Cant I got ConEd deductions for low income?	there is a submetering law in NYC but i dont have the answer for this. i would ask the senator's staff to get you resources on this	Sateesh Nori
If you are a successor and the previous lessee changed a bathroom vanity w/o landlord permission but with the help of the super at that time, what is the legal consequence of that when the. Successor tenant moves	highly factual- would depend on whether the super acted with the landlord's permission and knowledge	Sateesh Nori
Thank you...Sateesh.....just clicked on link about MCI	good luck!	Sateesh Nori
I learned that there are fewer falls with two handrails on stairs. Can I request the landlord add a second handrail on the stairs? I am one of two elderly people in the 18-unit apartment building.	I would say request this and tell the landlord that you are requesting it as a reasonable accommodation. If the landlord does not respond, contact the Commission on Human Rights and ask them to send a letter to the landlord requesting it as a reasonable accommodation. <a href="https://www.nyc.gov/site/cchr/about/contact-us.page">https://www.nyc.gov/site/cchr/about/contact-us.page</a>	Michael Grinthal
My landlord told us that grab bars are at our expense. Is that proper?	this is probably required by the ADA. i would call the human rights commission	Sateesh Nori
what do you do when the super tells you that these things like replacing or repairing items are usually done when the tenant leaves - but you are not planning on leaving?	thats wrong. call 311, consider filing an HP case	Sateesh Nori
what do you do when the super tells you that these things like replacing or repairing items are usually done when the tenant leaves - but you are not planning on leaving?	That is obviously not proper - you are entitled to an apartment in good repair. if the landlord or super says these things, try to get it in writing. That is evidence of harassment.	Michael Grinthal
My landlord has stopped annual registrations in my rent stabilized bldg since the law changed in 2019. I believe this is to hide illegal rent increases on more recently renovated apts. Concurrently, they are warehousing apts of two tenants who moved within the last two years, and lived there from 40-50 years (with little to no repairs done). I know there is nothing currently to prevent them from doing this, but isn't it a legal requirement to register bldgs? Are there any repercussions for not doing it?	if a landlord doesn't register an RS apartment, they cannot collect rent increases until they do. This is probably not much of an incentive where the apartment is empty and the landlord isn't collecting rent anyway.	Michael Grinthal
For Sateesh Super did not have permission I believe	thats bad because the landlord will say the super acted on their own.	Sateesh Nori
This has been great. When is the age-friendly roundtable?	The Roundtable on making your home age-friendly will be on April 13th.	Zoom Admin3
Workman recently broke my toilet of apx 30 yrs old (but solid.) Super replaced it with cheap toilet that is also very low. I'm not disabled but need a higher toilet, and not the cheapest item (was told it was apx \$8. What are my rights.	this might be an ADA issue. contact the city commission on human rights	Sateesh Nori
Rent Stabilized for over twenty years. Carpet is worn; is the Tenant or Landlord responsible?	was the carpet there when you moved in? if so, its the landords obligation to repair/replace	Sateesh Nori
Our super announced a week into his hire that he would not give out his phone # because "certain tenants were calling him all day and night demanding repairs" which I think is nonsense. I found out that several tenants do have his phone #. He makes us email him.  I sent him 2 emails asking for his phone # and he ignored them. I called 311 and filed a complaint about no signage, since there's no sign in the lobby with his name and phone #. HPD claimed that they showed up and I don't know what happened. They dismissed the complaint. How do I get them to issue a violation about this? How do I get the super to give me his # as I live alone.	law requires a 24 hour number. it doesnt have to be the supers. the landlord should get another number	Sateesh Nori
it was placed in the basement. it was beyond repair. (The landlord had a clause in the lease stating that they would not replace wallmounted microwave or the A/C)	so the new AC is yours to keep	Sateesh Nori

<p>I am disabled and living in a rent stabilized apt. My bathroom is probably the smallest in NYC. The problem I have is that the bathtub is an old one that is higher than a normal bathtub because it has ball and claw feet. The front of the bathtub where the hot and cold water and faucets are located is the only place open to climb into the tub. It's dangerous for me both getting in and getting out. The other apartments like mine have a walk-in shower. Can anything be done to save me from having a serious fall which would result in hitting my head on the toilet and/or sink?</p>	<p>this may be an ADA issue. call the city commission on human rights</p>	<p>Sateesh Nori</p>
<p>Does all your useful information/advice apply to coops (for repair inside walls and public areas, including A/C units, smoke detectors, etc...)?</p>	<p>Coop shareholders are responsible for all repairs within their apartments. For conditions outside the apartment or building-wide, the same rules apply as for tenants.</p>	<p>Michael Grinthal</p>
<p>there is talk about new buidling owner wanting to renovate entire building...only 3 tenants remain (rent control). Can he legally do this major construction with these tenants living in building?</p>	<p>technically it is possible. the remaining tenants should call DOB if things dont seem above board.</p>	<p>Sateesh Nori</p>
<p>My lease says no pets but my landlord has allowed me to have several pets for at least 20 years. If a new managing agent is hired or the building is sold to a new owner can they not allow me to keep my pets? The pets have never been a disturbance. I'm under the impression that because the landlord knew I had pets and even visited my apartment on several occasions and played with them, that the pets are now "grandfathered." Is this correct?</p>	<p>yes. there is a law called the "pet law" which says excatly this</p>	<p>Sateesh Nori</p>
<p>For the disabled person who complained about the bathroom, what is the contact number to the Commission on Human Rights?</p>	<p>To schedule a new appointment or to report an incident of discrimination, please call 311 and say "human rights" or call them directly at (212) 416-0197.</p>	<p>Zoom Admin3</p>
<p>Sateesh - I've been in a situation where I've had floods and ceiling collapses and my LL, who is Orthodox, told me I'd have to wait until Monday, so it was raining in my bathroom for 20 hours. The super is closed on Friday and for all holidays, so around 80 days a year total that he is unreachable. There's no emergency phone# in the lobby if you have a plumbing emergency. Most of the tenant have had floods and I hear the same stories - no one responds.</p>	<p>call 311 or even 911</p>	<p>Sateesh Nori</p>