



RTC WORST EVICTORS 2018

THE WORST EVICTORS IN THE NEIGHBORHOODS WHERE EVICTION DEFENSE IS A RIGHT

EVICTIONS ARE NOT YOUR FAULT! If your landlord is taking you to court, you aren't alone. If your landlord is on this list, it means he sues *a lot* of people. Evictions are part of their business model to raise rents and maximize profit. This model has worked in part because landlords and their lawyers have controlled the courts. *But that's changing.* You have a new tool—**RIGHT TO COUNSEL**—which means you have the right to a tenant attorney to defend you in court. The tenant movement won a campaign to win this new right—use it, fight your case, and fight to stay. **WHEN YOU FIGHT, WE ALL WIN!**

BRONX

10457 10467 10468 10462

TOP 7 WORST EVICTORS in the 4 zip codes where tenants have RTC

families
evicted

lawsuits
per family

| | | | |
|---|--|----|------|
| 1 | VED PARKASH of Parkash 242 LLC <i>Funded by: Signature, New York Community Bank, Peapack Gladstone, Capital One</i> <i>Represented by: Anurag Parkash</i> | 66 | 1.22 |
| 2 | LEIBEL LEDERMAN, JOEL GOLDSTEIN & IRVING LANGER of E&M Associates <i>Funded by: Arbor Realty Trust, Signature, New York Community Bank, Investors Bank</i> <i>Represented by: Green and Cohen, PC; Scott Gross</i> | 62 | 0.43 |
| 3 | STEVEN FINKELSTEIN of Finkelstein Timberger East Real Estate <i>Funded by: People's United Bank, BankUnited, Cantor Commercial, Capital One</i> <i>Represented by: Richard Langer, Jim McElwain</i> | 33 | 0.51 |
| 4 | JONATHAN WIENER of Chestnut Holdings <i>Funded by: New York Community Bank, Santander, Chase, Signature, Apple Bank</i> <i>Represented by: David Moss, David L Moss & Associates</i> | 32 | 0.63 |
| 5 | SAM APPLEGRAD of University Realty Holdings <i>Funded by: Signature, Capital One, BankUnited, New York Community Bank</i> <i>Represented by: Mark H Cohen & Associates; Caiola & McKenzie</i> | 32 | 1.17 |
| 6 | MATTHEW BECKER of Simply Better Apartments <i>Funded by: New York Community Bank, Signature, Capital One, Arbor Realty Trust</i> <i>Represented by: Gutman Mintz, Baker & Sonnenfeldt; Cohen, Hurkin Pomerantz & Tenenbaum LLP</i> | 24 | 0.55 |
| 7 | BROOKE, RYAN & SCOTT MORGAN of the Morgan Group <i>Funded by: New York Community Bank, M&T Bank, Cantor Commercial, Cantor Fitzgerald</i> <i>Represented by: Gold & Rosenblatt</i> | 22 | 0.84 |

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STEVEN FINKELSTEIN of Finkelstein Timberger East Real Estate

Funded by: People's United Bank, BankUnited, Cantor Commercial, Capital One
Represented by: Richard Langer, Jim McElwain



33 families evicted

1731 families housed

889 families sued

0.51 lawsuits per family

92% rent stabilized

Often after **FINKELSTEIN** buys a building, he imposes MCI after MCI starting with gut renovating entire bathroom and kitchens that have left countless families without working bathrooms and a kitchen to cook in for several weeks up to months at a time. The construction has subjected families to unsafe and hazardous conditions and tenants who refused the renovations were threatened with housing court for denying access.

FINKELSTEIN DOESN'T JUST EVICT PEOPLE IN THESE NEIGHBORHOODS. ACROSS THE CITY HE HAS EVICTED 75 FAMILIES.

If you live in a Finkelstein building & you want to organize, call Community Action for Safe Apartments (CASA) at 718.716.8000 or Northwest Bronx Community and Clergy Coalition (NWBCCC) at 718.584.0515.

BROOKE, RYAN & SCOTT MORGAN of the Morgan Group

Funded by: New York Community Bank, M&T Bank, Cantor Commercial, Cantor Fitzgerald
Represented by: Gold & Rosenblatt



22 families evicted

1065 families housed

891 families sued

0.84 lawsuits per family

99% rent stabilized

Often **THE MORGAN GROUP** sends tenants to court for a variety of reasons soon after they buy a building in the Bronx. In addition, they often gut renovate bathrooms and kitchens throughout the entire building that have left families without working bathrooms or kitchens during the time of construction. Tenants have been harassed for organizing in the form of housing court cases, flyers being taken down, etc.

THE MORGAN GROUP DOESN'T JUST EVICT PEOPLE IN THESE NEIGHBORHOODS. ACROSS THE CITY THEY'VE EVICTED 55 FAMILIES.

If you live in a building owned by The Morgan Group in the Bronx and want to organize, call the Northwest Bronx Community and Clergy Coalition (NWBCCC) at 718.584.0515.

RTC is only in certain zip codes right now as a way to phase it in. It will be fully implemented by 2022. For more information you can go to www.worstevictorsnyc.org, www.righttocounselnyc.org or www.evictionfreenyc.org.