



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!**

BROOKLYN

11216 11221 11225 11226

TOP 5 WORST EVICTORS

in the 4 zip codes where tenants have RTC

families evicted

lawsuits per family

1

EDDIE LJESNJANIN, MARC BARHORIN & EDWARD SUAZO of the Pinnacle Group

27

0.72

*Funded by: New York Community Bank, Capital One, BankUnited, Fannie Mae
Represented by: Slockowsky & Slockowsky LLP*

2

SHALOM DRIZIN of Fieldbridge Associate LLC

16

0.21

*Funded by: Capital One
Represented by: Stern & Stern*

3

JACOB & NAFTALI HAGER of Hager Management Inc

11

0.41

*Funded by: Greystone, New York Community Bank, Chase, Capital One
Represented by: Scott Gross*

4

MOSHE PILLER of Parkchester Apts LLC

8

1.52

*Funded by: Signature, First Republic, People's United Bank, First Republic Bank
Represented by: Novick Edelstein Pomerantz, PC*

5

MICHAEL NIAMONITAKIS of Meridian Properties

8

0.37

*Funded by: New York Community Bank, Investors Bank, Signature, Chase
Represented by: Slockowsky & Slockowsky LLP; Smyth Law PC*

RTC WORST EVICTORS 2018 BROOKLYN



MOSHE PILLER

of Parkchester Apts LLC

Funded by: Signature, First Republic, People's United Bank, First Republic Bank
Represented by: Novick Edelstein Pomerantz, PC

8

families
evicted

430

families
housed

652

families
sued

1.52

lawsuits
per family

97%

rent
stabilized



MOSHE PILLER DOESN'T JUST EVICT PEOPLE IN THESE NEIGHBORHOODS. ACROSS THE CITY HE'S EVICTED 82 FAMILIES.

MOSHE PILLER uses housing court a lot. At a bare minimum, 215 apartments (50%) were sued multiple times over a 2.5 year period in the RTC zip codes in Brooklyn. Described by the press as “infamous”; by his tenants as “notorious” and “slumlord”; and by then Public Advocate Letitia James as “one of NYC’s Worst Landlords”, Moshe Piller has a long and troubling history of negligence, harassment, and displacement. Tenants in his Brooklyn buildings, like 2010 Newkirk Ave in Flatbush, have fought for years for basic repairs, living with repeated leaks and ceiling collapses that have lead to mosquito and mold infestations; vermin; dangerous electrical work, and more. In the Bronx, two children living in one of his buildings were killed by an exploding radiator. While he was failing to provide basic services in his buildings, Moshe Piller continued taking Brooklyn tenants to court for non-payment of rent. In at least 2010 Newkirk Ave, he did this even though he had overcharged tenants for many years. In 2017, these tenants won more than \$162,000 in overcharges and penalties after they filed a lawsuit in State Supreme Court together with Flatbush Tenant Coalition and Brooklyn Legal Services. Tenants continue to organize for repairs and to stop harassment.



If you live in a Moshe Piller building in Brooklyn and want to organize, contact the Flatbush Tenant Coalition (FTC) at 718.635.2623 or ftcoalition@gmail.com

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.