



# 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!**

## MANHATTAN 10031 10025 10026 10027

### TOP 5 WORST EVICTORS

*in the 4 zip codes where tenants have RTC*

*families evicted*

*lawsuits per family*

1

**JULIUS LAMAR & DAVID MATEO**  
of Arete Management LLC

**15**

**1.13**

*Funded by: NYC HPD, NYC HDC, NYS HHAC  
Represented by: Perber, Denenberg and Kahan*

2

**LARRY GLUCK**  
of Stellar Management

**12**

**0.44**

*Funded by: Capital One, New York Community Bank, BankUnited, Signature  
Represented by: Cullen and Associates PC*

3

**RASIM TOSKIC & JOEL WIENER**  
of Pinnacle

**9**

**0.48**

*Funded by: New York Community Bank, Capital One, BankUnited, Fannie Mae  
Represented by: Hertz, Cherson & Rosenthal; Scott Gross: Azoulay Weiss LLP*

4

**LEIBEL LEDERMAN, JOEL GOLDSTEIN & IRVING LANGER** of E&M Associates

**8**

**0.32**

*Funded by: Arbor Realty Trust, Signature, New York Community Bank, Investors Bank  
Represented by: Green and Cohen, PC; Scott Gross*

5

**LABE TWERSKI**  
Residential Management

**5**

**0.57**

*Funded by: New York Community Bank, Dime, Sterling, Flushing Saving  
Represented by: Tenenbaum, Berger & Shivers*

# RTC WORST EVICTORS 2018 MANHATTAN



## LARRY GLUCK

of Stellar Management

Funded by: Capital One, New York Community Bank, BankUnited, Signature  
Represented by: Cullen and Associates PC

**12**

families  
evicted

**1423**

families  
housed

**630**

families  
sued

**0.44**

lawsuits  
per family

**81%**

rent  
stabilized



**LARRY GLUCK DOESN'T JUST EVICT PEOPLE IN THESE NEIGHBORHOODS. ACROSS THE CITY HE'S EVICTED 100 FAMILIES.**

Former real estate lawyer, **LARRY GLUCK**, is known for de-regulating affordable housing. According to the Real Deal, “Gluck is perhaps best-known for removing Tribeca’s 1,300-unit Independence Plaza from the rent-regulated Mitchell-Lama program, despite ongoing legal battles with tenants. Rents in the complex at 40 Harrison Street now top \$5,000 a month, more than five times what tenants paid just a few years ago. In another large purchase, Gluck bought the Harlem Riverton Houses. In an interview with the Real Deal, Cynthia Allen, the president of the tenants’ association, said “he talked a really good game; He wanted everyone to think he was this wonderful, great guy. He wasn’t going to say, ‘Look, my plan is to get rid of 50 percent of you.’ However, that’s exactly what Riverton’s financing called for.”

Gluck has specialized in the past few years in de-stabilizing housing by inflating building and apartment renovation costs. According to Crains, “A review of several lawsuits against Stellar reveals how expensive or dubious renovations enabled the owner to convert rents to market-rate.”



**If you live in a building owned by Larry Gluck in Manhattan and want to organize, contact the Goddard Riverside Law Project at 212.799.9638, x1512 or email them at [organizer@goddard.org](mailto:organizer@goddard.org)**

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](http://www.worstevictorsnyc.org), [www.righttocounselnyc.org](http://www.righttocounselnyc.org) or [www.evictionfreenyc.org](http://www.evictionfreenyc.org).