



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!**

QUEENS

11433

11434

11373

11385

TOP 4 WORST EVICTORS

in the 4 zip codes where tenants have RTC

families evicted

lawsuits per family

1

ELY SINGER, JONAH ROSENBERG, DANIEL & ARI BENEDICT of Benedict Realty Group (BRG) LLC

5

0.73

*Funded by: New York Community Bank, BankUnited, Capital One, Dime
Represented by: Matilda Pena & Associates*

2

PHILLIP WISCHERTH of Estates NY Real Estate Services LLC., LeFrak Organization

5

0.5

*Funded by: Chase, Wells Fargo, M&T Bank, Capital One
Represented by: Daniels, Norelli, Cecere & Tavel; Horig, Welikson & Rosen*

3

DONALD HASTINGS & DOUGLAS EISENBERG of A&E Real Estate

5

0.45

*Funded by: Blackstone, Signature Bank, Capital One, New York Community Bank
Represented by: Heilberger & Associates*

4

MARILYN METZ of King George Apartments, LLC

4

0.21

*Funded by: New York Community Bank
Represented by: Thomaidis & Lagoudis PC*

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QUEENS



ELY SINGER, JONAH ROSENBERG, DANIEL & ARI BENEDICT of Benedict Realty Group LLC

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5

families
evicted

612

families
housed

446

families
sued

0.73

lawsuits
per family

82%

rent
stabilized



**BRG DOES NOT JUST
EVICT PEOPLE IN THESE
NEIGHBORHOODS. ACROSS
THE CITY THEY HAVE
EVICTED 29 FAMILIES.**

THE BENEDICT REALTY GROUP (BRG) has a pattern of not making repairs or making them inadequately; some of their buildings have horrible vermin problems; they do lots of Major Capital Improvements (MCI's) to raise rents, but the work is not always done properly; and they bring many eviction cases. The landlord also tries to "build relationships" with the tenants by making promises (which they do not always keep) and sometimes by giving them something new without charging them. This disrupts organizing efforts and discourages tenants from taking action. The landlord also offers buyouts, discreetly targeting tenants who have a lot of repairs issues or who take a leadership role in the building.

Join with tenants who are organizing to demand repairs and a habitable space to live, and to push these landlords to stop their tactics of displacing, dividing and evicting tenants!



Do you live in a building owned by BRG in Queens and want to organize? If so, call CMS at 347.472.3500 ext. 1022 or 1019. You should also call DHCR at 718.739.6400 to ask for your rent history and 311 to complain about lack of repairs.

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.