

6. THE APARTMENT IS SUBJECT TO RENT STABILIZATION LAW AND THE RENT DOES NOT EXCEED THE LAWFULLY STABILIZED RENT PERMITTED UNDER THE LAW. THE APARTMENT IS NOW SUBJECT TO THE OMNIBUS HOUSING ACT OF 1983 AND IS REGISTERED WITH DHCR.

7. Said rent/maintenance has been demanded **BY A THIRTY DAY WRITTEN NOTICE** from the tenant(s) since same became due.

8. Respondents have defaulted in the payments thereof and continue in possession of the premises without permission after said default.

9. The premises are a multiple dwelling and pursuant to the Housing Maintenance Code Article 41 there is a currently effective registration statement on file with the Office of Code Enforcement in which the owner has designated the managing agent named below, a natural person over 21 years of age, to be in control of and responsible for the maintenance and operation of the dwelling. Multiple Dwelling No. [REDACTED]

Agent:

[REDACTED]

BRONX, NY 10467

WHEREFORE, Petitioner requests a final judgment against Respondent(s) for the rent demanded herein, awarding possession of the premises to the Petitioner/Landlord, and directing the issuance of a Warrant to remove Respondent(s) from possession of the premises together with the costs, disbursements and reasonable legal fees in this proceeding. Dated: 4/03/24

[REDACTED]

STATE OF NEW YORK, COUNTY OF NASSAU

The undersigned affirms under penalty of perjury that he is one of the attorneys for the petitioner; that he has read the foregoing Petition and knows the contents thereof; that the same are true to his own knowledge except as to the matter stated to be upon information and belief; and as to those matters he believes them to be true. The grounds of deponent's belief as to all matters not stated upon deponent's knowledge are as follows: statements and/or records provided by Petitioner, its agents and/or employees and contained in the file in the attorney's office. This verification is made pursuant to the provisions of RPAPL 741.

Attorney for Petitioner:

[REDACTED]

[REDACTED]