

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF KINGS

SUNDEEP SINGH SUCHDEV, LUCAS SHAPIRO,
SHRUTI PAREKH, JESSICA TURNER, LILI
SALMERON, and SANJEEVAN THARMARATNAM

Plaintiffs,

-against-

JUDITH GRUNBAUM, MOSHE DEUTSCH, SAMUEL
GRUNBAUM, and YHT MANAGEMENT INC.,

Defendants.

Index No. 518435/2020

**SUPPLEMENTAL ATTORNEY
AFFIRMATION OF EXIGENCY IN
SUPPORT OF THE ISSUANCE OF A
TEMPORARY RESTRAINING ORDER**

STEPHANIE R. RUDOLPH, an attorney duly admitted to practice law before the Courts of the State of New York, hereby affirms the truth of the following under the penalties of perjury and pursuant to CPLR § 2106:

1. I am the Director of Fair Housing at Communities Resist, attorneys for the above-captioned Plaintiffs in this action, and I submit this Supplemental Affirmation of Exigency in support of the accompanying Order to Show Cause seeking, inter alia, a Temporary Restraining Order pending a hearing on Plaintiffs' request to preliminary enjoin Defendants from altering the status quo at 70 South Elliot Place, Brooklyn, NY 11217 ("House") that existed prior to Defendants' course of conduct that is the subject of the above-captioned case.
2. On September 30, 2020, I learned that the Law Department for the City of New York (Office of Corporate Counsel) sent a cease and desist letter to the above-captioned Defendants and their counsels, demanding Defendants cease the unlawful conduct that is subject of the instant Complaint and request for a Temporary Restraining Order. Specifically, the cease and desist letter demands Defendants cease unlawful harassment and illegal lockouts. Annexed as **Exhibit A** to this supplemental affirmation is copy of the cease and desist letter.

3. To restate the relief sought, Plaintiffs seek a Temporary Restraining Order which provides that pending the hearing and determination on this motion, Defendants, their agents, and any persons in active concert with Defendants be stayed, enjoined and restrained from:
- A. Entering 70 South Elliott Place, Brooklyn, NY 11217 (“House”), unless such entry is with the permission of one of the Plaintiffs or after reasonable notice has been provided as required by NYC Admin. Code § 25-101.
 - B. Entering the House if not for the purpose of repairs that are immediately necessary to prevent damage to property or to prevent injury to persons.
 - C. Entering the House after 5:00 PM (NYC Time) or on weekends unless for the purpose of repairs that are immediately necessary to prevent damage to property or to prevent injury to persons.
 - D. Enjoining Defendant Samuel Grunbaum from coming within 50 feet of the House.
 - E. Removing, evicting, or attempting to remove or evict any Plaintiff from their current dwelling unit at the House without a Court order enforced by a New York City Marshall.
 - F. Harassing in any way any Plaintiff by any of the following conduct:
 - i. engaging in or threatening to engage in any conduct which interferes with or is intended to prevent such Plaintiff from the lawful occupancy of their dwelling unit at the House;
 - ii. interfering with or disturbing the comfort, repose, peace or quiet of such Plaintiff in the use and occupancy of such dwelling unit;

- iii. inducing the Plaintiffs to vacate the dwelling unit including by, but not limited to, threatening Plaintiffs with eviction, physical harm, criminal action, or other unlawful actions;
 - iv. discontinuing or reducing essential services at the House;
 - v. removing the possessions of any of the Plaintiffs or lawful occupants or guests; or removing or changing locks to any entrance door to the House or dwelling units therein without providing a new lock and key; and/or
 - vi. commencing baseless eviction proceedings.
- G. Retaliating in any way against the Plaintiffs for exercising any of their rights under New York's housing laws (such as by bringing the instant complaint) and/or participating in activities of a tenant association, including by commencing baseless or frivolous proceeding against Plaintiffs.
- H. Removing any of Plaintiffs' property from their dwelling units or shared common areas at the Building unless such Plaintiff has been duly evicted pursuant to a court order.
- I. Communicating in any way with Plaintiffs concerning this action or any allegations herein outside the presence of counsel or by written communications;
- J. Surveilling Plaintiffs in the interior portions of the House, including by using technology that records audio or video recordings; and
- K. Granting such further relief that is just and proper.

Dated: Brooklyn, NY
September 30, 2020



Stephanie R. Rudolph