

# **EXHIBIT N**

----- Forwarded message -----

From: **Sonny Singh** <brooklynwala@gmail.com>

Date: Mon, Jun 8, 2020 at 2:57 PM

Subject: Re: 70 South Elliott

To: Yitty @ YHT Management <yitty@yhtmanagementnyc.com>

CC: Lucas Shapiro <Lucas.shapiro@gmail.com>, Jules Skloot <sklootj@gmail.com>

Thanks Yitty. What work will they be doing? And please confirm that they will be wearing masks.

On Mon, Jun 8, 2020 at 2:22 PM Yitty @ YHT Management <yitty@yhtmanagementnyc.com> wrote:

Hi,

This is to inform you that the landlord will have workers doing some minor work tomorrow at the property starting at 8am.

--

*Sincerely*

*Yitty*

*Rent Collection Supervision*



*320 Roebling Street Suite 216*

*Brooklyn NY 11211*

*T. 718-954-9785 Ext 216 F. 718-412-3297*

*www.yhtmanagement.com*

*My hours are 9am-3:30pm*

----- Forwarded message -----

From: **Yitty @ YHT Management** <yitty@yhtmanagementnyc.com>

Date: Wed, Jun 10, 2020 at 2:33 PM

Subject: Re: 70 South Elliott

To: Sonny Singh <brooklynwala@gmail.com>

CC: Lucas Shapiro <Lucas.shapiro@gmail.com>, Jules Skloot <sklootj@gmail.com>, shrutiparekh77@gmail.com <shrutiparekh77@gmail.com>, Arun P <Arun@sidranelaw.com>, George C. Gardner III <ggardner@lsnyc.org>

One of the main reasons we installed a Camera system is to protect our self's from this kind of frivolous allegations.

The email above is the response I received from the landlord.  
Please advise when we can have access to the back yard. Thank you!

On Wed, Jun 10, 2020 at 10:31 AM Yitty @ YHT Management <yitty@yhtmanagementnyc.com> wrote:  
I have forwarded this to the landlord.

On Wed, Jun 10, 2020 at 1:16 AM Sonny Singh <brooklynwala@gmail.com> wrote:  
Hi Yitty and YHT Management,

Thank you for having the faucet fixed, we appreciate it.

However, we are disturbed at how the last day transpired. Yesterday, you wrote to us saying there would be "minor work" at the house. When we asked what the work was for, you did not reply. Today, the building was full of around 10 workers who were in the house for more than 8 hours conducting major and disruptive work for something that is clearly not an emergency. This was misleading and dishonest. In our email correspondence on April 30th, we made it clear that we need to keep people entering the building to a minimum during the pandemic, especially those we don't know how diligent they have been with virus spread prevention norms. We were appreciative of your affirmative response to that correspondence. Today was a deeply stressful and confusing day for us all. We have since disinfected all surfaces we believe workers touched, but it was distressing because of the duration of exposure and area that they covered. One worker ate lunch in our living room (mask off), which is an additional health hazard.

Further, we are troubled by the installation of cameras throughout the building, especially since there was no discussion or notice about it. There have never been any security issues in the building, so what is the reason for installing security cameras? Mr. Grunbaum did not share any rationale with us. We are deeply concerned about our privacy given that our bathrooms are in common areas separate from our bedrooms and visible to the cameras. Frankly, this feels like another form of harassment from the landlord, which is of great concern given the pending litigation. At one point workers attempted to enter a tenant's room with no prior notice and were banging loudly on the door until one of the other tenants working from home requested that they desist.

Please provide us with some clear answers, so we can come up with a better solution that is not an invasion of anyone's privacy. We have been quite responsive to emails and would like to keep things respectful.

Please forward this to all appropriate parties.

Thanks

On Tue, Jun 9, 2020 at 11:46 AM Yitty @ YHT Management <yitty@yhtmanagementnyc.com> wrote:  
I believe the faucet was fixed today. the landlord would need access to the yard, Please advise when we can have access.  
Thank you!

----- Forwarded message -----

From: **Sonny Singh** <brooklynwala@gmail.com>  
Date: Tue, Jun 16, 2020 at 1:51 PM  
Subject: Re: 70 South Elliott  
To: Yitty @ YHT Management <yitty@yhtmanagementnyc.com>  
CC: Lucas Shapiro <Lucas.shapiro@gmail.com>, Jules Skloot <sklootj@gmail.com>

Hi Yitty,

Understood. We can make a copy of that key for the owner and get it to you all by tomorrow if someone is able to come pick it up.

We do want to reassert our request and that of our attorney regarding unannounced entry into the house by Mr Grunbaum and any of Judith Grunbaum's associates. We are not unreasonable and are simply requesting notice between 24-48 hours for urgent matters so we can be prepared, including for the safety concerns during this pandemic. See below the copied text from our attorney's email to the owner's attorney:

"They want these visits to stop, and I agree that they should. These visits seem oddly timed and, considering they've all been unannounced, intended to surprise/unsettle more than to gain my client's cooperation with any particular course of action.

You may recall being copied on an email last week about my clients' concerns about the first two visits. Since there was a third visit last night, it seems those concerns have gone unheeded. I am asking that you speak with your client about this. It would be preferable that Samuel did not return (apparently there is already a superintendent with whom my clients have no problems) and that any future visits be announced in advance.

That said, my clients are extremely responsive to email, and any concerns your client has could be readily communicated to them that way. I am also more than willing to reinforce any legitimate concerns your client has, if you are able to discern what they are."

Thank you. Let us know when is a convenient time to pick up the key, and one of us will go to the hardware store and make a copy in the meantime.

On Tue, Jun 16, 2020 at 8:20 AM Yitty @ YHT Management <[yitty@yhtmanagementnyc.com](mailto:yitty@yhtmanagementnyc.com)> wrote:

As stated before I have forwarded your message to the landlord. He is still adamant about receiving a key to the lock immediately.

On Mon, Jun 15, 2020 at 10:30 AM Yitty @ YHT Management <[yitty@yhtmanagementnyc.com](mailto:yitty@yhtmanagementnyc.com)> wrote:

I have forwarded your message to the landlord.

On Fri, Jun 12, 2020 at 12:48 PM Sonny Singh [brooklynwala@gmail.com](mailto:brooklynwala@gmail.com) wrote

Hi Yitty,

We are consulting with our legal team about the legality of the security cameras since the landlord provided no credible reason for their installation. Furthermore, since workers and Mr. Grunbaum continue to come to the house with no proper notice and enter without permission (we have discussed and I thought agreed on this issue week ago), everyone is concerned both with their safety and privacy.

On Fri, Jun 12, 2020 at 9:16 AM Yitty @ YHT Management <[yitty@yhtmanagementnyc.com](mailto:yitty@yhtmanagementnyc.com)> wrote:

Hi,

There seems to be a lock on the interior door by the front entrance that you started using. We need a copy of that key. Or we can install a new lock and give you all copies.

Please let me know.

On Tue, Jun 9, 2020 at 2:46 PM Yitty @ YHT Management [yitty@yhtmanagementnyc.com](mailto:yitty@yhtmanagementnyc.com) wrote

ok, I emailed.

[Quoted text hidden]

[Quoted text hidden]

----- Forwarded message -----

From: **Sonny Singh** <brooklynwala@gmail.com>  
Date: Wed, Jun 24, 2020 at 1:59 PM  
Subject: Re: 70 South Elliott  
To: Yitty @ YHT Management <yitty@yhtmanagementnyc.com>  
CC: Lucas Shapiro <Lucas.shapiro@gmail.com>, Jules Skloot <sklootj@gmail.com>

Okay, this Friday morning between 9am and 12 noon works for a key pick up. We already made a copy of the key as discussed awhile back. Let us know if that works for you.

On Wed, Jun 24, 2020 at 10:49 AM Sonny Singh <brooklynwala@gmail.com> wrote:  
Sorry- June 16/17th was that exchange.

On Wed, Jun 24, 2020 at 10:38 AM Sonny Singh <brooklynwala@gmail.com> wrote:

Hi Yitty,

On July 16th we exchanged emails about this, and we agreed to provide keys on July 17th- you said someone would come by between 10 and 11am on the 17th, which did not happen.

We'll get back to you about another day/time that works shortly.

On Wed, Jun 24, 2020 at 10:31 AM Yitty @ YHT Management <yitty@yhtmanagementnyc.com> wrote:

Hi,

We are still waiting to hear back when we can get the keys to the front door. please let me know.

Thank you!

[Quoted text hidden]