

**NOTICE TO TENANT OF TERMINATION
OF TENANCY AND LANDLORD'S
INTENTION TO RECOVER POSSESSION**

TO TENANT: JULES SKLOOT a/k/a JULIA SKLOOT
PREMISES: 70 SOUTH ELLIOTT PLACE
ROOM # 1B
BROOKLYN, NEW YORK 11217
OCCUPANTS: JESS TURNER, "JOHN DOE" and/or "JANE DOE"

PLEASE TAKE NOTICE, that your tenancy for Room # 1B at 70 South Elliott Place, Brooklyn, New York will expire on October 31, 2020.

PLEASE TAKE FURTHER NOTICE that your tenancy is terminated effective October 31, 2020.

PLEASE TAKE FURTHER NOTICE, that you are hereby required to quit, vacate and surrender possession of the demised premises to the landlord on or before October 31, 2020, and that upon your failure to so quit, vacate and surrender possession, the landlord will commence appropriate proceedings to recover possession of the premises.

Under the Rent Stabilization Code Section 2524.4(c), you have no right to remain in your apartment, and you must surrender on or before October 31, 2020. This is due to your failure to occupy the premises as your primary or principal place of residence.

The facts that support the foregoing conclusion are as follows:

- a. You have not maintained an ongoing, substantial, physical nexus with the premises for actual living purposes;
- b. You have failed to spend more than 183 days out of the preceding year residing at the premises, as confirmed and substantiated by the employees, agents, and/or superintendent of the landlord;
- c. The landlord believes that your permanent residence is presently **310 Clarkson Avenue, Apt. 619, Brooklyn, New York 11226**;

- d. That you have without the consent or permission of the landlord, permitted JESS TURNER, "JOHN DOE" and/or "JANE DOE" to reside in the Premises;
- e. That Landlord's agents have observed JESS TURNER on a regular basis at the Premises, but have not seen you at the Premises for many months;
- f. That you neither requested nor was given permission to sublet your single occupancy room to JESS TURNER, "JOHN DOE" and/or "JANE DOE";

This Notice is served pursuant to Sections 2524.2 and 2524.4(c) of the Rent Stabilization Code, and is without prejudice to any other facts, evidence or information, establishing that you are not occupying the subject premises as your primary residence. If you fail to surrender possession of the premises at the expiration of your current lease term, and a court proceeding is commenced, the landlord shall seek discovery for such other facts, evidence and information currently within the exclusive knowledge of the tenant.

PLEASE TAKE FURTHER NOTICE, that the premises are subject to the Rent Stabilization Law as amended, in that they are located in a single room occupancy hotel, which is not subject to any exemption. The Apartments have been duly registered with N.Y.S. Division of Housing and Community Renewal and the rents demanded herein, if any, do not exceed the registered rent and is the lawful rent for this apartment.

PLEASE TAKE FURTHER NOTICE, that in the event it is discovered you profited by charging your unauthorized subtenant(s) a rent above the lawful rent that your tenancy is also terminated on those grounds.

PLEASE TAKE FURTHER NOTICE, that in the event that you fail to vacate and surrender possession of the premises on or before October 31, 2020, not only will the landlord commence proceedings to remove you from possession of the premises, but

in addition, the landlord will demand the reasonable value of your use and occupancy of the premises during the term of such holding over.

PLEASE TAKE FURTHER NOTICE, that any response to this notice should be sent and directed to BORAH, GOLDSTEIN, ALTSCHULER, NAHINS & GOIDEL, P.C., attorneys for the landlord herein, at 377 Broadway, New York, New York 10013, attention Jonathan B. Schreier, Esq., (212) 431-1300, extension 779.

Dated: New York, New York
September 22, 2020

JUDITH GRUNBAUM
(LANDLORD)

BY:


Judith Grunbaum

Additional Mailing by Certified Mail (RRR)
and First Class Mail:

Jules Skloot
310 Clarkson Avenue, Apt. 619
Brooklyn, New York 11226

**NOTICE TO TENANT OF TERMINATION
OF TENANCY AND LANDLORD'S
INTENTION TO RECOVER POSSESSION**

TO TENANT: JACOB HODES

PREMISES: 70 SOUTH ELLIOTT PLACE
ROOM # 3B
BROOKLYN, NEW YORK 11217

OCCUPANTS: SANJEEVAN THARMARATNAM, "JOHN DOE" and/or "JANE
DOE"

PLEASE TAKE NOTICE, that your tenancy for Room # 3B at 70 South Elliott Place, Brooklyn, New York will expire on October 31, 2020.

PLEASE TAKE FURTHER NOTICE that your tenancy is terminated effective October 31, 2020.

PLEASE TAKE FURTHER NOTICE, that you are hereby required to quit, vacate and surrender possession of the demised premises to the landlord on or before October 31, 2020, and that upon your failure to so quit, vacate and surrender possession, the landlord will commence appropriate proceedings to recover possession of the premises.

Under the Rent Stabilization Code Section 2524.4(c), you have no right to a remain in your apartment, and you must surrender on or before October 31, 2020. This is due to your failure to occupy the premises as your primary or principal place of residence.

The facts that support the foregoing conclusion are as follows:

- a. You have not maintained an ongoing, substantial, physical nexus with the premises for actual living purposes;
- b. You have failed to spend more than 183 days out of the preceding year residing at the premises, as confirmed and substantiated by the employees, agents, and/or superintendent of the landlord;
- c. The landlord believes based upon your own representations made in 2018 that your permanent residence is presently **369**

**PARK PLACE, APT. 3, BROOKLYN, NEW YORK 11238
("Current Address");**

- d. That without the consent or permission of the landlord you have sublet the Premises to SANJEEVAN THARMARATNAM; "JOHN DOE" and/or "JANE DOE."
- e. The Landlord's agents have observed SANJEEVAN THARMARATNAM at the Premises on a regular basis. You have not been observed at the Premises for more than six (6) months;
- f. That you neither requested nor were given permission to sublet your single occupancy room to, SANJEEVAN THARMARATNAM, "JOHN DOE" and/or "JANE DOE." In 2018 you confirmed that you had sublet the Premises to others.

This Notice is served pursuant to Sections 2524.2 and 2524.4(c) of the Rent Stabilization Code, and is without prejudice to any other facts, evidence or information, establishing that you are not occupying the subject premises as your primary residence. If you fail to surrender possession of the premises at the expiration of your current lease term, and a court proceeding is commenced, the landlord shall seek discovery for such other facts, evidence and information currently within the exclusive knowledge of the tenant.

PLEASE TAKE FURTHER NOTICE, that the premises are subject to the Rent Stabilization Law as amended, in that they are located in a single room occupancy hotel, which is not subject to any exemption. The Apartments have been duly registered with N.Y.S. Division of Housing and Community Renewal and the rents demanded herein, if any, do not exceed the registered rent and is the lawful rent for this apartment.

PLEASE TAKE FURTHER NOTICE, that in the event it is discovered you profiteered by charging your unauthorized subtenant(s) a rent above the lawful rent that your tenancy is also terminated on those grounds.

PLEASE TAKE FURTHER NOTICE, that in the event that you fail to vacate and surrender possession of the premises on or before October 31, 2020, not only will the landlord commence proceedings to remove you from possession of the premises, but in addition, the landlord will demand the reasonable value of your use and occupancy of the Premises during the term of such holding over.

PLEASE TAKE FURTHER NOTICE, that any response to this notice should be sent and directed to BORAH, GOLDSTEIN, ALTSCHULER, NAHINS & GOIDEL, P.C., attorneys for the landlord herein, at 377 Broadway, New York, New York 10013, attention Jonathan B. Schreier, Esq., (212) 431-1300, extension 779.

Dated: New York, New York
September 22, 2020

JUDITH GRUNBAUM
(LANDLORD)

BY: 

Judith Grunbaum

Additional Mailing by Certified Mail (RRR)
and First Class Mail:

Jacob Hodes
369 Park Place, Apt. 3
Brooklyn, New York 11238

**NOTICE TO TENANT OF TERMINATION
OF TENANCY AND LANDLORD'S
INTENTION TO RECOVER POSSESSION**

TO TENANT: HEIDI CHUA
PREMISES: 70 SOUTH ELLIOTT PLACE
ROOM # 3F
BROOKLYN, NEW YORK 11217
OCCUPANTS: SHRUTI PAREKH, "JOHN DOE" and/or "JANE DOE"

PLEASE TAKE NOTICE, that your tenancy for Room # 3F at 70 South Elliott Place, Brooklyn, New York will expire on October 31, 2020.

PLEASE TAKE FURTHER NOTICE that your tenancy is terminated effective October 31, 2020.

PLEASE TAKE FURTHER NOTICE, that you are hereby required to quit, vacate and surrender possession of the demised premises to the landlord on or before October 31, 2020, and that upon your failure to so quit, vacate and surrender possession, the landlord will commence appropriate proceedings to recover possession of the premises.

Under the Rent Stabilization Code Section 2524.4(c), you have no right to remain in your apartment, and you must surrender on or before October 31, 2020. This is due to your failure to occupy the premises as your primary or principal place of residence.

The facts that support the foregoing conclusion are as follows:

- a. You have not maintained an ongoing, substantial, physical nexus with the premises for actual living purposes;
- b. You have failed to spend more than 183 days out of the preceding year residing at the premises, as confirmed and substantiated by the employees, agents, and/or superintendent of the landlord;
- c. The landlord believes based upon your own representations made in 2018 that your permanent residence is presently **81 4th Street, South Orange, New Jersey 07079 ("Current Address")**;

- d. That without the consent or permission of the landlord, you have, from time to time, permitted persons, including but not limited to, EVRIM HIKMET OGUT, SHRUTI PAREKH, "JOHN DOE" and/or "JANE DOE" to occupy the Premises;
1. EVRIM HIKMET OGUT resided at the Premises from at least June 2020 through September 1, 2020. On September 1, 2020, EVRIM HIKMET OGUT vacated the Premises;
 2. Following EVRIM HIKMET OGUT's vacatur, the Landlord secured the Premises;
 3. On or about September 11, 2020, SHRUTI PAREKH accessed the Premises without Landlord's consent and started occupying the Premises.
- e. That you neither requested nor were given permission to sublet your single occupancy room to EVRIM HIKMET OGUT, "JOHN DOE" and/or "JANE DOE." You requested permission to sublet the Premises to SHRUTI PAREKH in 2015, but that request was rejected;

This Notice is served pursuant to Sections 2524.2 and 2524.4(c) of the Rent Stabilization Code, and is without prejudice to any other facts, evidence or information, establishing that you are not occupying the subject premises as your primary residence. If you fail to surrender possession of the premises at the expiration of your current lease term, and a court proceeding is commenced, the landlord shall seek discovery for such other facts, evidence and information currently within the exclusive knowledge of the tenant.

PLEASE TAKE FURTHER NOTICE, that the premises are subject to the Rent Stabilization Law as amended, in that they are located in a single room occupancy hotel, which is not subject to any exemption. The Apartments have been duly registered with N.Y.S. Division of Housing and Community Renewal and the rents demanded herein, if any, do not exceed the registered rent and is the lawful rent for this apartment.

PLEASE TAKE FURTHER NOTICE, that in the event it is discovered you profited by charging your unauthorized subtenant(s) a rent above the lawful rent that your tenancy is also terminated on those grounds.

PLEASE TAKE FURTHER NOTICE, that in the event that you fail to vacate and surrender possession of the premises on or before October 31, 2020, not only will the landlord commence proceedings to remove you from possession of the premises, but in addition, the landlord will demand the reasonable value of your use and occupancy of the Premises during the term of such holding over.

PLEASE TAKE FURTHER NOTICE, that any response to this notice should be sent and directed to BORAH, GOLDSTEIN, ALTSCHULER, NAHINS & GOIDEL, P.C., attorneys for the landlord herein, at 377 Broadway, New York, New York 10013, attention Jonathan B. Schreier, Esq., (212) 431-1300, extension 779.

Dated: New York, New York
September 22, 2020

JUDITH GRUNBAUM
(LANDLORD)

BY:


Judith Grunbaum

Additional Mailing by Certified Mail (RRR)
and First Class Mail:

Heidi Chua
81 4th Street,
South Orange, New Jersey 07079