

# **EXHIBIT L**

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

From: **Sonny Singh** <[brooklynwala@gmail.com](mailto:brooklynwala@gmail.com)>

Date: Thu, Apr 30, 2020 at 12:04 PM

Subject: Message for landlord regarding her son entering the house

To: Malky @ YHT Management <[malky@yhtmanagementnyc.com](mailto:malky@yhtmanagementnyc.com)>, Meital @ YHT Management <[meital@yhtmanagementnyc.com](mailto:meital@yhtmanagementnyc.com)>, YHT @ YHT Management <[yht@yhtmanagementnyc.com](mailto:yht@yhtmanagementnyc.com)>, Yitty @ YHT Management <[yitty@yhtmanagementnyc.com](mailto:yitty@yhtmanagementnyc.com)>

CC: <[Arun@sidranelaw.com](mailto:Arun@sidranelaw.com)>, George C. Gardner III <[ggardner@lsnyc.org](mailto:ggardner@lsnyc.org)>, Lucas Shapiro <[lucas.shapiro@gmail.com](mailto:lucas.shapiro@gmail.com)>

Dear Judith Grunbaum, YHT Management, and Arun,

We hope you can send this along to Judith Grunbaum, as we don't have her email address. Last month, a man who claimed to be Judith's son let himself into 70 S Elliott Place with keys he had and started to make a big fuss. He began recording videos about the items in the stairwells/landings (shoe racks, a set of shelves, 2 bikes, etc.) he claimed were violations and threatened to have them removed. We are not aware of any HPD violations regarding items or shelves in landings and hallways. Lucas (a tenant, copied here) asked him for ID, and he said he didn't need to show it since he is the "owner of the house". He also claimed that he had been through the house previously when others weren't here, although none of us were aware of this. He came back today, once again letting himself in. Quick note: there are currently no items in the stairwells or hallways that obstruct egress in case of an emergency. We are not legally obligated to remove items that pose no meaningful obstruction.

We have consulted with our attorney (copied here) and are aware of our rights as tenants. Although the owner (Judith Grunbaum) has the right to access the premises (generally, to complete repairs or for some emergency, like a gas leak), to the extent they enter our living areas, they should do so after reasonable notice to the tenants, generally 48-72 hours. Only an agent/employee of the owner can enter; a relative of the owner is not permitted to do so simply because they are a relative. Given this reality, we are confused why someone claiming to be the owner, who is not Judith herself, is entering the building without giving any notice or showing us any identification. As you can imagine, this creates an environment that feels unsafe, especially since both of these entries into the building happened in the midst of a deadly pandemic where social distancing is mandated.

Moving forward, can we get your assurance that this will not happen again without proper notice and identification? Can you also clarify who this man is? The owner of the building has our phone numbers and could easily send us a message on WhatsApp or through her associates at YHT if there is a need for her or her employees to enter the building. Finally, we would request that any of the owner's or management's associates that need to come to the building wear face masks, given the public health crisis.

Thank you, and we hope you are doing okay in these difficult times.

Sincerely,  
Sonny on behalf of 70 S Elliott Place tenants