


EXHIBIT E

	<p align="center">New York State Division of Housing and Community Renewal Gertz Plaza 92-31 Union Hall St. Jamaica, NY 11433 Web Site www.nysher.org</p>	<p>Docket Number: CO 210002 AD</p>
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Order Determining Facts or Establishing Rent

<p>Mailing Address Of Tenant:</p> <p>Tenants of 70 South Elliott Place c/o Urban Justice Center - Sadia Rahman 123 William Street, 16th Floor New York, NY 10038</p>	<p>Mailing Address Of Owner/Owner's Rep:</p> <p>Judith Grunbaum 2047 53rd Street Brooklyn, NY 11204</p>						
<p>Subject Building (If Different From Tenant's Mailing Address)</p> <table border="0"> <tr> <td>(Number and Street)</td> <td>(Apt. No.)</td> <td>(Municipality)</td> </tr> <tr> <td>70 South Elliott Place</td> <td>Various</td> <td>Brooklyn, NY 11217</td> </tr> </table>		(Number and Street)	(Apt. No.)	(Municipality)	70 South Elliott Place	Various	Brooklyn, NY 11217
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70 South Elliott Place	Various	Brooklyn, NY 11217					

Applicable Regulations:

- Section 2102.6 of the State Rent and Eviction Regulations
- Section 2502.6 of the Emergency Tenant Protection Regulations
- Section 2202.22 of the NYC Rent and Eviction Regulations
- Section 2522.6 of the Rent Stabilization Code

Determination:

After consideration of all the evidence in the record, the Rent Administrator finds: that the tenants in this proceeding filed a request to determine that the subject premises are classified as a Single Room Occupancy building, and are subject to Rent Stabilization. The owner contends that the tenants have not substantiated their claims, and therefore have failed to prove their right to bring the instant proceeding. The owner further maintains that the tenants must provide lease copies and/or proof of rental payments to properly establish their claim. The tenants have submitted documentation that they have resided in the subject premises continuously for more than six (6) months, thus establishing their "permanent tenancy."

The Rent Administrator has reviewed the evidence on record, which indicates that the subject building has six (6) or more units as of January 1, 1974, and as such, is subject to Rent Stabilization. The records further revealed that the housing accommodations' initial rents have not been registered with the Agency. The tenants submitted rent amounts that were charged and collected by the previous owner. The registered rent roll filed in 2015 reflects the same. The current Owner was afforded an opportunity to review this information but has failed to refute it. Therefore, the rents put forth are deemed admitted and the Owner is hereby directed to offer the tenants rent stabilized leases and register the initial rent as follows:

- First Floor Front: \$300.00
- First Floor Back: \$270.00
- Third Floor Front: \$300.00
- Third Floor Back: \$300.00
- Fourth Floor Front: \$300.00
- Fourth Floor Back: \$300.00



If you believe this order is based on an error in law and/or fact, you may file a Petition for Administrative Review (PAR), form RAR-2, no later than 35 days after the issuance date of the order. PARs filed after the time limit specified above will be considered late and will be dismissed. Call 1-718-739-6400 or visit your local Rent Office and request form RAR-2. This form is also available on our website at www.nyshcr.org.

November 10, 2017
Issue Date

Christophe Deven

Rent Administrator

Additional Parties:

