



Altschuler RSL Agenda

1. Abolish the four year rule.

- 1.1 This rule allows Landlords to hide behind incorrect filings. It does not help the Tenants.
- 1.2 The four year rule can help Landlords to hide fraud.
- 1.3 There is no need for the four year rule as it applies to the management of paperwork. With the advent of digital filing records can be kept and easily accessed.
- 1.4 The four year rule is power for Landlords which creates an uneven balance between Landlords and Tenants

2. All leases are to be accompanied by a rider setting out Tenants rights whether RC, RS or Free Market.

- 2.1 This is meant to put Tenants on an equal footing with Landlords. Information is power. If Tenants have the same information regarding their rights as Landlords, Landlords will have to think twice before doing anything contrary to the RSL's.
- 2.2 The Rider is to be countersigned by the tenants and saved in the Tenants file.
- 2.3 Penalties for not supplying a rider are to be a fine payable to the City of \$2,500.00.
- 2.4 If a Landlord commits fraud and a rider has not been submitted and signed by the tenant then the Landlord will be libel for Treble Damages.
- 2.5 The current Rent Stabilization Lease Rider is still to be issued or combined with this new form.

3. Landlords are to be prosecuted by the NYC District Attorney's office when there is a case of Fraud.

- 3.1 This is meant to protect the Tenants from unscrupulous Landlords who have abused the RSL's.
- 3.2 Again this would balance the power between Landlords and Tenants. I have never heard of a Landlord who has knowingly committed fraud be threatened with Jail.
- 3.3 Landlords will be reluctant to commit fraud if Jail were hanging over their heads.

4. DHCR to process cases within a three month window

- 4.1 When a case comes before the DHCR it can take years to process. This puts the Tenants at a disadvantage. There use to be an axiom that we had the right to a speedy trial. DHCR must be terribly inefficient that it takes years to get a resolution. Again the Tenant must pay their rent until the case is settled. The time it takes for a case to be processed favors the LL. The LL continues to make money at the expense of a Tenant who may be being overcharged.
- 4.2 If it is determined that there has been a fraud committed by a Landlord in addition to any criminal charges, fines and penalties there will be a processing fee due the DHCR of \$5,000.00.