

Leslie Zeledon

21.03-110

From: Madison McGay <opra+request-21113-e3e4c27d@requests.opramachine.com>
Sent: Monday, March 15, 2021 9:23 PM
To: OPRA requests at New Brunswick City
Subject: OPRA request - 2020 City Rent Control Board Tenant Complaints

Dear New Brunswick City,

Under OPRA and the common law right of access, please provide a copy of all the Tenant complaints submitted to the City Rent Control Board from January 1, 2020 to December 31, 2020.

Yours faithfully,
Madison McGay

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-21113-e3e4c27d@requests.opramachine.com

Is cityclerk@cityofnewbrunswick.org the wrong address for OPRA requests to New Brunswick City? If so, please contact us using this form:
https://opramachine.com/change_request/new?body=new_brunswick_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:
<https://opramachine.com/help/officers>

View this OPRA request & responses online:
https://opramachine.com/request/2020_city_rent_control_board_ten

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

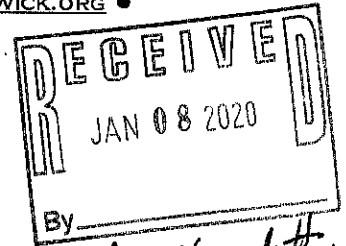


THE CITY OF NEW BRUNSWICK

Office of Rent Control
Department of Planning, Community & Economic Development
Civic Square • 25 Kirkpatrick Street • PO Box 269
New Brunswick, NJ 08903
WWW.THECITYOFNEWBRUNSWICK.ORG

MCODY@CITYOFNEWBRUNSWICK.ORG •
PRIVERA@CITYOFNEWBRUNSWICK.ORG

TENANT COMPLAINT FORM



Date: Jan 5, 2020 _____

File #: _____

(Office Use only)

Address of Complaint: _____ 142 George Street, New

Brunswick, NJ Unit: 1 _____

Tenant(s) Name: ~~REDACTED~~ _____

Current Residing Address: _____ 142 George

Street, New Brunswick, NJ

Telephone Number: ~~REDACTED~~ _____

Email: ~~REDACTED~~ _____

Landlord's Name: ~~REDACTED~~ _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

- | | | |
|---|-----------------------------------|--|
| Does the landlord live in this same dwelling? | ☐ Yes | ☒ X No |
| Do you have a written or oral lease? | ☐ xWritten | ☐ Oral |
| Do you have a month to month lease? | ☐ Yes x | ☐ No |
| Are you still living in the unit? | ☐ xYes | ☐ No |
| Is your lease still in effect? | ☐ xYes | ☐ No |

How long have/did you live in unit? 7 months _____

When was the start date of you lease? 6/01/2019 _____

When is (was) the lease expired? 5/31/2020 _____

What is (was) the current monthly rent? 1650 _____

What is the "proposed" new rent? Rent is listed as 1574.40 _____

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☒ x No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ ☐ ☐ ☐



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x Water & Sewer Heat x Gas x Electric

"5.80.220 - Violations—Complaints.

B. It shall be a violation of this chapter for a person to make a knowing misstatement of fact in any document filed with the rent control board."

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

The rent for the unit is listed with the Rent Control Board as 1574.48 yet we are being charged 1650.. We signed a lease in 2/01/2019 for a lease to start in 6/01/19 with a rent of 1650. We have now learned that we are over paying what was reported to the City. We also recently have a mandatory charge of 400.00 added to our January rent for the unclogging of toilet that was also in violation for 7 months and the neglect of not sealing the toilet to the floor may likely have caused the malfunctioning and slow to flush complaint that went unanswered for 12 days and on 12/29/19 was unclogged but blamed on us as a "penny, bobby pin." we are now receiving emails like the ones attached for bills to for plumbing, please note the toilet remains not functional (see video attachment).

Has the "Standard of Service" in your unit been in violation? ☐ xYes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

A lease was signed for the stated rent control of 1650, which is incorrect according to rent reported to the rent control office of the City of New Brunswick, that said the class of tenants residing at 142 George Street unit 1 have been over paying for rent and therefore the security deposit. To date the over payment is 76 a month, which is



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640.00 owed back to the tenants, further the over paid security deposit which should be returned. The lease was taken over by [REDACTED] in August, 2019. Prior, to [REDACTED] ownership of the unit, Diana Zheng had given tenant permission to carpet stained floors and to paint walls colors of their choice, therefore the furnishings and maintenance of the unit should be allowed to remain with new ownership. As written permission was given to tenants by the originator of the lease. In addition, with [REDACTED] ownership also came the report of multiple violations by the City: 1) railing on the first floor 2) broken closet door 3) unsealed toilet to floor. The "standard of Service" complaint is therefore three fold: 1) the rent restored to its reported amount of 1,574.48 and the over payment returned to the tenants, which is 640.00.

2) the painting and carpeting allowed by the originator of the lease by honored
3) disrepair and neglect of NOT securing the toilet to the floor thus in violation for over 7 months. Toilet should be reviewed by licensed plumber at cost to the landlord who allowed 7 months of toilet violation, this resulted in students using bathroom upstairs, next door at 140 George Street, the Exxon station bathroom and Rutgers University from the date of clog 12/15-12/29. Shailee Shah was verbally told after 12/12 that the toilet was very slow to flush, she ignored this. On 12/26 written notice given, three days later a "contractor was called in and assessed that penny, bobby pin and nail caused the clog and unclogged for an amount 400.00, which was added on the rent as the clog was "caused" by tenants. The clog is likely a result of the months of neglecting a city violation, which was to "seal toilet to floor." This did not happen and landlords claim happened on 12/15 although no one viewed said contractor, The standard of service should also include the landlords paying for the toilet repair of 12/29 and cease billing tenants as extra rent.

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

She has reponed that she fixed the toilet and nothing is wrong with it and we need to by extra rent plus daily late fees and she further refuses to have the "contractor" that "fixed " the toilet return because it remains uninhabitable and not repaired. To date she has ignored three written requests.

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Check



THE CITY OF NEW BRUNSWICK

Office of Rent Control

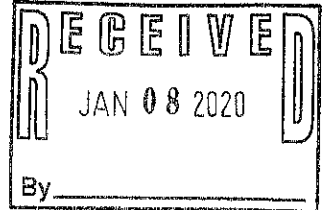
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TENANT COMPLAINT FORM

Date: 1/8/20

File #: 20-01-
(Office Use only)

Address of Complaint: 143 Commercial Ave Unit: _____

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: (732) 213-1643

Email: _____

Landlord's Name: Suniraka LLC

Landlord's Address: 143 James St, Edison NJ 08820

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☒ Yes

☐ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☒ Yes

☐ No

How long have/did you live in unit?

January 2016 -

When was the start date of you lease?

Jan 21, 2016

When is (was) the lease expired?

May 31, 2017

What is (was) the current monthly rent?

\$ 1,995.00

What is the "proposed" new rent?

Did you receive written notice at least 30 days prior to increase? ☒ Yes

☐ No

Verbal not written

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer

☐ Heat

☒ Gas

☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Landlord said tenants are responsible for purchase of tools and materials used for maintenance of property and because family refused to purchase a rate for the leaves, landlord has verbally requested tenants vacate the property. Tenants do not agree they are responsible for the cost. Since the tenants have lived there the rent has increased \$50 each time and in 2019 in June the rent was raised to \$1995.00

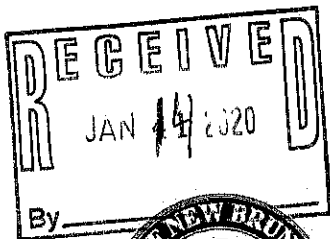
Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☒ Rent Receipts and/or Cancelled Checks



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TENANT COMPLAINT FORM

Date: 1/14/20

File #: 19-03
(Office Use only)

Address of Complaint: 290 Townsend Street Unit: 1

Tenant(s) Name: [REDACTED]

Current Residing Address: 290 Townsend Street

Telephone Number: [REDACTED]

Email: N/A

Landlord's Name: O'Brien Investments LLC

Landlord's Address: [REDACTED]

Landlord's Telephone Number: [REDACTED]

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☒ Yes

☐ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☐ Yes

☐ No

How long have/did you live in unit?

Since

When was the start date of your lease?

April 1 2018 (first lease began in 2015)

When is (was) the lease expired?

March 31st 2019

What is (was) the current monthly rent?

\$1870.00

What is the "proposed" new rent?

\$1970.00

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Began renting in 2012 (under different owner) New owner
in 2015, signed a new lease agreement for \$1700
2015 - March Feb 2018 (Rent 1700)
2018 - New lease agreement signed for \$1870.00
2018 - 2019 (Rent \$1870.00)
New proposed rent (\$1970.00) Feb 2020

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☒ Copy of Current Lease & previous lease(s) if applicable
- ☒ Copy of New Lease
- ☒ Rent Receipts and/or Cancelled Checks



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Received on
1/23/2020

TENANT COMPLAINT FORM

Date: 1/23/20

File #: 20-05
(Office Use only)

Address of Complaint: 298 Redmond St., 2nd floor Unit: _____

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?	☐ Yes	☒ No
Do you have a written or oral lease?	☒ Written	☐ Oral
Do you have a month to month lease?	☒ Yes	☐ No
Are you still living in the unit?	☒ Yes	☐ No
Is your lease still in effect?	☐ Yes	☒ No

How long have/did you live in unit? 4 years

When was the start date of you lease? October 2015

When is (was) the lease expired? Never renewed only had original lease

What is (was) the current monthly rent? \$900

What is the "proposed" new rent? n/a

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer ☐ Heat ☒ Gas ☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Since moving in to the property we have not received any rent receipts. We pay cash and pay an acting agent.

The home has a number of issues, all of which we have shared with the landlord via phone call. We shared a letter November 2019 requesting repairs. We want to continue to live in this apartment but the apartment has a number of issues attached is the letter we submitted listing the request. In January 2020 the landlord said he found someone to fix the roof, however, no repairs have been made to the apartment. We want to continue living in this apt. and request a plan of action for the repairs, rent receipts, and a new lease.

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks



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nazcona@cityofnewbrunswick.org

TENANT COMPLAINT FORM

Date: 1-24-2020

File #: 20-06
(Office Use only)

Address of Complaint: 293 Soydam St #1 Unit: 1

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Landlord's Name: [REDACTED]

Landlord's Address: [REDACTED]

Landlord's Telephone Number: [REDACTED]

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes ☒ No

Do you have a written or oral lease?

☒ Written ☐ Oral

Do you have a month to month lease?

☐ Yes ☐ No

Are you still living in the unit?

☒ Yes ☐ No

Is your lease still in effect?

☒ Yes ☐ No

How long have/did you live in unit? 8 1/2 Years

When was the start date of you lease? [REDACTED]

When is (was) the lease expired? [REDACTED]

What is (was) the current monthly rent? \$ 1,388.00

What is the "proposed" new rent? \$ 1,430.00

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer ☒ Heat ☒ Gas ☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

My rent has been increased every year and
it's being over the legal limit.
And the last one he is taking off 1 month
of the current lease year

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks

RECEIVED
JAN 27 2020
BY: _____



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privera@cityofnewbrunswick.org

TENANT COMPLAINT FORM

Date: 1/27/20

File #: 20-07

(Office Use only)

Address of Complaint: 353 Handy St Apt 1 Unit: 1

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: N/A

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☐ Yes

☒ No

Are you still living in the unit?

☐ Yes

☒ No

Is your lease still in effect?

☐ Yes

☒ No

How long have/did you live in unit?

6 months

When was the start date of you lease?

June 1, 2019

When is (was) the lease expired?

Nov, 2019

What is (was) the current monthly rent?

\$ 1,950.00

What is the "proposed" new rent?

Note - Lease agreement states landlord also lives at _____

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Began renting in June 2019 (lease agreement was for
\$1950.00). Unit is registered at \$1525.00
Terminated lease agreement with approval of landlord
because of unsafe/hazards living conditions in the house.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☒ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

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- ☐ Copy of New Lease
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nazcona@cityofnewbrunswick.org

*Received
2/6/2020*

TENANT COMPLAINT FORM

Date: 2-6-2020

File #: 20-08
(Office Use only)

Address of Complaint: 215 Livingston Ave Unit: #2

Tenant(s) Name: [REDACTED]

Current Residing Address: 215 Livingston Ave

Telephone Number: [REDACTED]

Email: [REDACTED]

Landlord's Name: [REDACTED]

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☒ Yes

☐ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☒ Yes

☐ No

How long have/did you live in unit?

April 1, 2019

When was the start date of you lease?

April 1, 2019

When is (was) the lease expired?

March 31, 2020

What is (was) the current monthly rent?

\$2,200

What is the "proposed" new rent?

2,200

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Electrical Charges for Entire house
Water charges for Entire house.
Lived there since 4/1/2019 at a
Unregistered unit

Has the "Standard of Service" in your unit been in violation? ☒ Yes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
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RECEIVED
FEB 10 2020
BY: _____

TENANT COMPLAINT FORM

Date: 2/10/2020

File #: 20-09
(Office Use only)

Address of Complaint: 39 High St. NB 08901 Unit: _____

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes ☒ No

Do you have a written or oral lease?

☒ Written ☐ Oral

Do you have a month to month lease?

☐ Yes ☒ No

Are you still living in the unit?

☐ Yes ☒ No

Is your lease still in effect?

☒ Yes ☐ No

How long have/did you live in unit?

6 months

When was the start date of you lease?

Sept. 10th 2019

When is (was) the lease expired?

Sept. 10th 2020

What is (was) the current monthly rent?

1250 /mn.

What is the "proposed" new rent?

Did you receive written notice at least 30 days prior to increase? ☐ Yes

☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Home was rented when it was NOT up to date on code, well known by landlord, putting my child and I at severe risk & causing potential harm to our well being & safety!

Has the "Standard of Service" in your unit been in violation? ☒ Yes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

yes he has been contacted by myself and the city code enforcement. To my knowledge, there has been NO response.

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks

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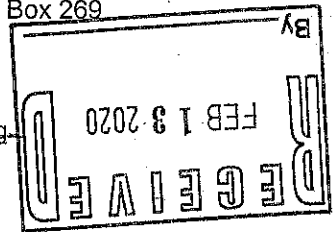
THE CITY OF NEW BRUNSWICK

Office of Rent Control

Department of Planning, Community &
Economic Development

Civic Square • 25 Kirkpatrick Street • PO Box 269
New Brunswick, NJ 08903

mcody@cityofnewbrunswick.org
nazeem@cityofnewbrunswick.org



TENANT COMPLAINT FORM

Date: 2-13-2020

File #: 20-10
(Office Use only)

Address of Complaint: 28 Alexander St Unit: Basement

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Landlord's Name: [REDACTED]

Landlord's Address: [REDACTED]

Landlord's Telephone Number: [REDACTED]

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☒ Yes

☐ No

Do you have a written or oral lease?

☐ Written

☒ Oral

Do you have a month to month lease?

☐ Yes

☒ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☐ Yes

☒ No

How long have/did you live in unit?

8 yrs.

When was the start date of you lease?

815000

When is (was) the lease expired?

No lease

What is (was) the current monthly rent?

\$240

What is the "proposed" new rent?

\$290

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer

☐ Heat

☐ Gas

☐ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

~~Illegal~~, Unregistered property
Owner evicting verbally to leave by
Sunday Feb 16.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks



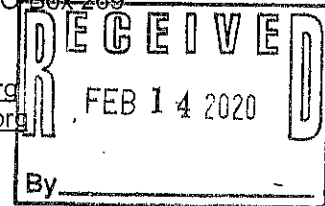
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TENANT COMPLAINT FORM

Date: 2/14/2020

File #: 20-11
(Office Use only)

Address of Complaint: 9/ Baldern Unit: _____

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☐ Yes

☐ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☒ Yes

☐ No

How long have/did you live in unit?

Maybe Sept 2014

When was the start date of you lease?

2014

When is (was) the lease expired?

What is (was) the current monthly rent?

\$2,000 since Aug 2019

What is the "proposed" new rent?

Not Yet

Did you receive written notice at least 30 days prior to increase? ☒ Yes

☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer

☒ Heat

☐ Gas

☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

illegal Rent Increase
Charging water with a non working
water meter.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks



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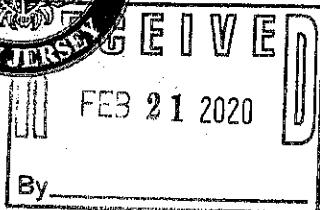
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TENANT COMPLAINT FORM

Date: 02/21/2020

File #: 2026-13
(Office Use only)

Address of Complaint: 29 Charles St., New Brunswick, NJ 08850 Unit: C2

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Landlord's Name: [REDACTED]

Landlord's Address: [REDACTED]

Landlord's Telephone Number: [REDACTED]

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes ☐ No

Do you have a written or oral lease?

☒ Written ☐ Oral

Do you have a month to month lease?

☐ Yes ☒ No

Are you still living in the unit?

☒ Yes ☐ No

Is your lease still in effect?

☒ Yes ☐ No

How long have/did you live in unit? 16 years

When was the start date of you lease? 03/30/2004

When is (was) the lease expired? N/A

What is (was) the current monthly rent? \$988.00

What is the "proposed" new rent? \$1013.00

Did you receive written notice at least 30 days prior to increase? ☒ Yes ☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer ☐ Heat ☒ Gas ☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

I've been living for 16 years in the complex. Paying my rent and taking care of the property I rent. We use to get an increase in the rent approximately every two years, now after 2019, they started to increased the rent yearly.

I was paying US\$964.00 from 2018-2019, then I received an increased to US\$988.00 that I had to pay for the year 2019-2020. Now I received another increase that will start April 20th to the amount of US\$1,013.00

I just want to know if this is correct. Since we are not used to seeing this type of increase so fast.

I am right now i am fighting to survive lung cancer and its getting very for me all these increseses without an explanation. I will really appreciate your clarification on this matter. Thanks.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☒ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks



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FEB 26 2020
BY: _____

TENANT COMPLAINT FORM

Date: 2/26/20

File #: 20-12
(Office Use only)

Address of Complaint: 64 Lee Ave. Unit: 2

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes ☒ No

Do you have a written or oral lease?

☒ Written ☐ Oral

Do you have a month to month lease?

☐ Yes ☒ No

Are you still living in the unit?

☒ Yes ☐ No

Is your lease still in effect?

☐ Yes ☒ No

How long have/did you live in unit?

4/2015

When was the start date of you lease?

4/1/2015

When is (was) the lease expired?

May 31, 2019

What is (was) the current monthly rent?

1650, 1700

What is the "proposed" new rent?

1750

Did you receive written notice at least 30 days prior to increase? ☒ Yes ☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

illegal Rent.
High water bill charged.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Stove exhaust NOT working
Kitchen cabinet falling apart.

Please provide the following documentation with this Complaint Form:

- ☒ Copy of Current Lease & previous-lease(s) if applicable
- ☒ Copy of New Lease
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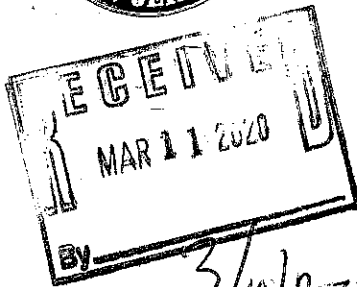
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close

TENANT COMPLAINT FORM

Date: 3/10/2020

File #:

2020-15
(Office Use only)

Address of Complaint: 354 Seaman St Unit: APT 2B

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: [REDACTED]

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☐ Yes

☒ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☒ Yes

☐ No

How long have/did you live in unit?

Diciembre 1, 2019

When was the start date of you lease?

Dec 1, 2019

When is (was) the lease expired?

Dec 1, 2020

What is (was) the current monthly rent?

1700

What is the "proposed" new rent?

1700

Did you receive written notice at least 30 days prior to increase? ☒ Yes

☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer

☒ Heat

☐ Gas

☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

landlord turned gas when I
pay the gas with Pseg and is in my name.
landlord turned it off because of past due
rent.

Please provide the following documentation with this Complaint Form:

- ☒ Copy of Current Lease & previous lease(s) if applicable
- ☒ Copy of New Lease
- ☒ Rent Receipts and/or Cancelled Checks

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☐ No

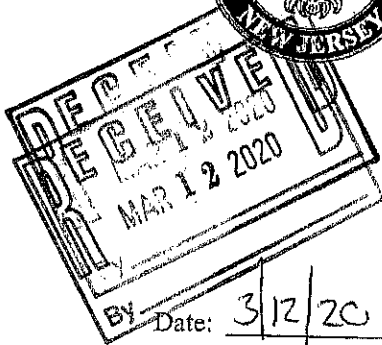
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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

landlord turned gas when I
pay the gas with Pseg and is in my name.
landlord turned it off because of past due
rent.

Please provide the following documentation with this Complaint Form:

- ☒ Copy of Current Lease & previous lease(s) if applicable
- ☒ Copy of New Lease
- ☒ Rent Receipts and/or Cancelled Checks



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privera@cityofnewbrunswick.org

TENANT COMPLAINT FORM

By Date: 3/12/20

File #: 2020-16 -
(Office Use only)

Address of Complaint: 71 Remson Ave Unit: 1

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Landlord's Name: [REDACTED]

Landlord's Address: [REDACTED]

Landlord's Telephone Number: [REDACTED]

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes ☒ No

Do you have a written or oral lease?

☒ Written ☐ Oral

Do you have a month to month lease?

☐ Yes ☒ No

Are you still living in the unit?

☐ Yes ☐ No

Is your lease still in effect?

☒ Yes ☐ No

How long have/did you live in unit?

Beg Feb 2020

When was the start date of you lease?

Feb 1st, 2020

When is (was) the lease expired?

8/2020

What is (was) the current monthly rent?

\$1200

What is the "proposed" new rent?

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer ☐ Heat ☒ Gas ☒ Electric

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Tenant is currently paying \$1,200 for Unit 1.
Unit 1 is a one-bedroom apartment.
Security deposit was \$1200.
Lease is a 6-month lease.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☒ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

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- ☐ Copy of New Lease
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TENANT COMPLAINT FORM

Date: 9/17/20

File #: 20-020-
(Office Use only)

Address of Complaint: 273 Sanford Street Unit: House

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: [REDACTED]

Email: N/A

Landlord's Name: [REDACTED]

Landlord's Address: [REDACTED]

Landlord's Telephone Number: [REDACTED]

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☒ Yes

☐ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☐ Yes

☐ No

How long have/did you live in unit?

11 years

When was the start date of you lease?

2/1/09

When is (was) the lease expired?

1/3/10

What is (was) the current monthly rent?

\$ 2,200 2,150

What is the "proposed" new rent?

2,150 (Nov 2020) + 350 in March 2020

Did you receive written notice at least 30 days prior to increase? ☐ Yes

☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Landlord wants to increase rent by 450 in Nov because of repairs he made. As well as because he claims he can rent the property for a higher price.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☒ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☒ Copy of Current Lease & previous lease(s) if applicable
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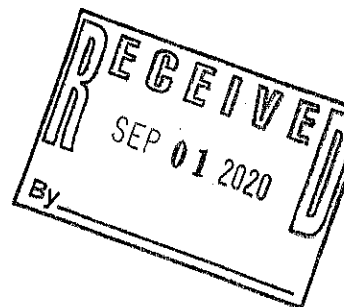
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TENANT COMPLAINT FORM

Date: 09/01/2020

File #:

20-019

(Office Use only)

Address of Complaint: 52 Sicard Street

Unit: 1

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Landlord's Name: [REDACTED]

Landlord's Address: [REDACTED]

Landlord's Telephone Number: [REDACTED]

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☐ Yes

☒ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☒ Yes

☐ No

How long have/did you live in unit?

1 year and 3 months

When was the start date of you lease?

June 1st 2019

When is (was) the lease expired?

May 25th 2020

What is (was) the current monthly rent?

\$1250.00

What is the "proposed" new rent?

\$1280.00

Did you receive written notice at least 30 days prior to increase? ☐ Yes

☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

N/A, this form is for a Standard of Service Violation

Has the "Standard of Service" in your unit been in violation? ☒ Yes ☐ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

This property has had a rodent problem for 2 weeks since my Landlord was originally notified of the issue, He has responded to my complaints by simply putting a few traps down and refusing to call an exterminator

My girlfriend who is the other tenant besides myself in this abode felt so uncomfortable we felt the need to stay in a hotel the weekend of 8/28-9/1

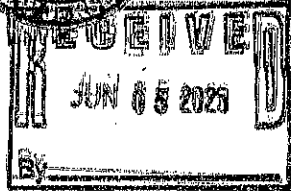
I am calling an exterminator and am going to take the cost out of rent due to the fact that we gave him notice and reasonable time to do the work

I would also like to get compensated for the Hotel stay that I took for my own health and safety due to not wanting to get ill.

If the board finds I am paying too much in rent for the value of the apartment as well, I would not mind that.

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks



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Office of Rent Control

Department of Planning, Community & Economic Development

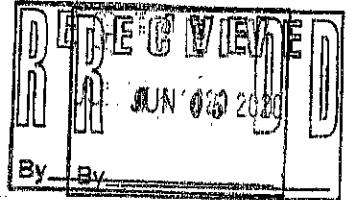
Civic Square • 25 Kirkpatrick Street • PO Box 269

New Brunswick, NJ 08903

www.thecityofnewbrunswick.org

moody@cityofnewbrunswick.org

privera@cityofnewbrunswick.org



TENANT COMPLAINT FORM

Date: JUNE 5, 2020

File #:

(Office Use only)

Address of Complaint: 73 Suydam St, New Brunswick, NJ, 08901

Unit: _____

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☒ Yes

☐ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☒ Yes

☐ No

How long have/did you live in unit?

27 Months

When was the start date of you lease?

March 1, 2018

When is (was) the lease expired?

June 1st, 2020

What is (was) the current monthly rent?

\$950

What is the "proposed" new rent?

\$1900

Did you receive written notice at least 30 days prior to increase? ☐ Yes

☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer

☐ Heat

☐ Gas

☐ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

At the time of signing my first lease in March of 2018 my rent, which included utilities and parking in the garage, was \$750

My lease was renewed in January of 2019, where my rent was increased from \$750 to \$900 in which included utilities

and not the parking that was previously included. Parking in the garage which was previously included now would cost \$50.

My new cost of living in the house was \$950. This is a 27% increase after living in the house for less a year.

During this time the apartment was owner occupied but there were 2 additional renters in the

unit at that time. I explained that this increase in rent would be a financial burden for a full-time student living on a fixed income. I feel and still feel that the 27%

increase in rent constituted an unconscionable increase and potential goes against

rent control guidelines. Of the two rentals I was the only one the only one whose rent was increased at all despite the other tenant doing significantly less than I did in the house and using the space in the same manner as I did during that time. For that reason

I believe the increase was retaliatory because I stopped making myself available to do all the appointments for the house maintenance that needed to be done over the course of that time. The landlord made it seem like I was obligated to change my schedule to be in the house to get work done, despite the unit being owner occupied.

and when I stopped making myself available they became aggressive. Even tried to verbally evict me from the house over the phone.

Has the "Standard of Service" in your unit been in violation? ☒ Yes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

I was without heat in the unit for almost 30 days. With the temperatures getting to as low as 60 degrees. I notified the landlord on around October

October 28, 2018. The landlord did not believe that was an issue and that the issue

was I was not using the system correctly, which I was certain I was. I even went as far as to watch youtube a

tutorial on how to use the system to ensure that I was using the system correctly. The

landlord refused and then prolonged calling the service of the system to have a technician because they did not want to pay the charge associated with it. Eventually the situation was addressed and it turned out there was a broken part.

This situation caused me to need to purchase space heaters in order to remain in the unit.

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks



THE CITY OF NEW BRUNSWICK
OFFICE OF RENT CONTROL

DEPARTMENT OF PLANNING, COMMUNITY &
ECONOMIC DEVELOPMENT
CIVIC SQUARE • 25 KIRKPATRICK STREET • PO BOX 269
NEW BRUNSWICK, NJ 08903

MCODY@CITYOFNEWBRUNSWICK.ORG
PRIVERA@CITYOFNEWBRUNSWICK.ORG

Referred
to R.W.J. Legal
Services E.

TENANT COMPLAINT FORM

Date 7-12-20

File #

20-17

(Office Use only)

Address of Complaint 14 Paulus Blvd.

Unit 14

Tenant(s) Name:

Current Residing Address:

Telephone Number:

Email:

Landlord's Name:

Landlord's Address:

Landlord's Telephone Number:

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☒ Yes

☐ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☐ Yes

☒ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☒ Yes

☐ No

How long have/did you live in unit?

Since April 2008

When was the start date of you lease?

April 1, 2020

When is (was) the lease expired?

March 31, 2021

What is (was) the current monthly rent?

\$1,435/mnth

What is the "proposed" new rent?

\$1,435/mnth

Did you receive written notice at least 30 days prior to increase?

☐ Yes

☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

PHONE (732) 745-6050 • FAX (732) 565-7532

In this space provided below, describe your complaint in your own words and explain the nature and/or magnitude of change. Please attach any documents that support your complaint.

The landlord started harassing me, my daughters, Karim and Khadija, and my daughters along with several family members. Then sent a letter given us 5 days to leave (July 6, 2020). Then I went Monday July 13, 2020 to pay the rent and they refused to take the rent. They said they were accepting only rent until after we leave.

Has the "Standard of Service" in your area been affected?

All the Standard of Service. During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings, or equipment in the rental unit as is in the neighborhood or district of the common interest of the house. In full, what kind of a lease of service and equipment is required to substantially the same standard of service, maintenance, furnishings, or equipment as is in the neighborhood or district of the common interest of the house. In full, what kind of a lease of service and equipment is required to substantially the same standard of service, maintenance, furnishings, or equipment as is in the neighborhood or district of the common interest of the house. In full, what kind of a lease of service and equipment is required to substantially the same standard of service, maintenance, furnishings, or equipment as is in the neighborhood or district of the common interest of the house.

If this is a "Standard of Service" Complaint, has your landlord been notified regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form

- 1. Copy of Current Lease & previous leases if applicable
- 2. Copy of New Lease
- 3. Rent Receipts and/or Cancelled Checks



THE CITY OF NEW BRUNSWICK

Office of Rent Control

Department of Planning, Community &
Economic Development

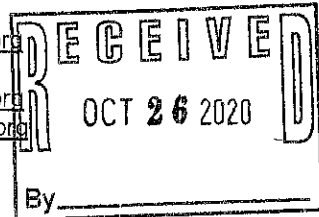
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TENANT COMPLAINT FORM

Date: Jayde Tedesco

File #: 2023
(Office Use only)

Address of Complaint: 101 senior street Unit: _____

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes ☒ No

Do you have a written or oral lease?

☒ Written ☐ Oral

Do you have a month to month lease?

☐ Yes ☒ No

Are you still living in the unit?

☐ Yes ☒ No

Is your lease still in effect?

☒ Yes ☐ No

How long have/did you live in unit? 4 months

When was the start date of you lease? June 1st

When is (was) the lease expired? May 21st 2021

What is (was) the current monthly rent? 5395.00

What is the "proposed" new rent? n/a

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer ☒ Heat ☒ Gas ☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

The landlord for 101 senior who's name is [REDACTED] had turned a living room space into a bedroom which resulted in safety concerns and overcrowding. My mother contacted the city inspector of new brunswick to come inspect the property and he issued Fifi two tickets. The other tenants have violated many rules on the lease regarding smoking inside and having a pet. I reached out to [REDACTED] several times to try and intervene or mediate the problems between tenants but she didn't help and I was being harassed to the point where I had to move out for my own safety. I spoke with an attorney through rutgers legal services and she advised me to contact Rent control board and to send her an email requesting my removal from the lease but she hasn't responded me. Fifi also stated that even if the tenant moved out from the living room into my room, I still would be removed.

Has the "Standard of Service" in your unit been in violation? ☒ Yes ☐ No

5.80.110 Standard of Service: "During the term of the rental, the landlord shall maintain the same standard of service, maintenance, furnishings or equipment in the rental unit as he or she was required to do at the commencement of the lease. An individual tenant or class of tenants who do not receive substantially the same standard of service, maintenance, furnishings or equipment may appeal to the rent control board for a determination of the reasonable rental value of the rental unit in view of deficiency. Upon such determination such tenant or class of tenants shall only be required to pay that reasonable value in lieu of full rental payment, until the deficiency is corrected".

If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

[REDACTED] has been contacted regarding this matter but she informed the tenant currently residing in the living room that she could in fact "move back into the living room after inspectors leave. When I asked her privately to speak to me through email, she instead made a group email to the other tenants who were harassing me while I lived inside the residence and stated "Dear all, [REDACTED] has requested to use email to discuss her moving out of the house because she wants everything to be in writing. You are all included in this email for transparency purposes".

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks



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privera@cityofnewbrunswick.org

TENANT COMPLAINT FORM

Date: November, 6 2020

File #: _____
(Office Use only)

Address of Complaint: 90 New Street, New Brunswick Unit: 1311-D

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling? ☐ Yes ☒ No

Do you have a written or oral lease? ☐ Written ☐ Oral

Do you have a month to month lease? ☐ Yes ☐ No

Are you still living in the unit? ☐ Yes ☐ No

Is your lease still in effect? ☐ Yes ☐ No

How long have/did you live in unit? Since August 20, 2020

When was the start date of you lease? August 20, 2020

When is (was) the lease expired? July 31, 2020

What is (was) the current monthly rent? \$1041

What is the "proposed" new rent? nil

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer ☒ Heat ☐ Gas ☒ Electric

Please complete the front and back of this complaint form

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

I signed a lease with The Standard New Brunswick on July 17, 2020. At the time of my application their sales team offered me a "no-deposit lease" depending on my credit.

After checking my financial data they told me that I qualified for the offer and invited me to fill out a lease. Besides the no-deposit lease other promotional offers were made.

As I filled out my lease I ensured that all the promotions offered to me were well documented. This included written proof of the no deposit lease. A copy of the lease is attached.

Nowhere in this lease it is stated that I must pay a security deposit. Furthermore on the lease's "EXHIBIT B, SCHEDULE OF FEES". The security deposit amount is left blank.

All other fee values were filled in. This confirmed what I was told by the sales team: I am not obligated to pay a lease prior to moving in or at any time during my lease term.

Now here is the problem that I have with the standard: Two Months into my lease I am being asked to pay a deposit of \$1000. This runs counter to what I was told and more

importantly to the lease I signed. So, I stopped by the office to seek clarification as to why I am being asked to pay a deposit that was not a part of my lease. The secretary explain

that a mistake was made at the time of the lease offering and that I am now required to pay this \$1000. I refuse to pay since this charge was not a part of my lease. I was first

asked to make this payment in early October, two months after moving in. Who ask for or pays a security deposit two months into a lease? Anyway, I refuse to pay and it has

been over a month and we are not close to a conclusion. This charge is still on my account. I ask New Brunswick rent control to demand The Standard to remove this charge.

It is not on our lease.

Has the "Standard of Service" in your unit been in violation? ☐ Yes ☒ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks

NOV/09/2020/MON 12:50 PM Dept. of Planning

FAX No. 732-565-7532

P.001



THE CITY OF NEW BRUNSWICK
OFFICE OF RENT CONTROL
 DEPARTMENT OF PLANNING, COMMUNITY &
 ECONOMIC DEVELOPMENT
 CIVIC SQUARE • 25 KIRKPATRICK STREET • PO BOX 269
 NEW BRUNSWICK, NJ 08903

MCODY@CITYOFNEWBRUNSWICK.ORG
 PRIVERA@CITYOFNEWBRUNSWICK.ORG

TENANT COMPLAINT FORM

Date: 12/9/2020File #: _____
(Office Use only)Address of Complaint: 125 REMSEN AVE AP 1 Unit: 1F

Tenant(s) Name: _____

Current Residing Address: _____

Telephone Number: _____

Email: _____

Landlord's Name: _____

Landlord's Address: _____

Landlord's Telephone Number: _____

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes☒ No

Do you have a written or oral lease?

☒ Written☐ Oral

Do you have a month to month lease?

☐ Yes☒ No

Are you still living in the unit?

☒ Yes☐ No

Is your lease still in effect?

☒ Yes☐ No

How long have/did you live in unit?

When was the start date of your lease?

When is (was) the lease expired?

What is (was) the current monthly rent?

What is the "proposed" new rent?

Did you receive written notice at least 30 days prior to increase? ☒ Yes ☐ No

According to your lease, what utilities (if any) are the tenants responsible for?

☐ Water & Sewer☐ Heat☐ Gas☒ Electric

NOV/09/2020/MON 12:50 PM Dept. of Planning

FAX No. 732-565-7532

P.002

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

my rent is fixed as per the lease agreement signed by owner & me along with my wife on 1/1/2015 as that he cannot raise my rent or ask me to vacate the apartment. I have also asked him to fix the leakage in the bathroom, change the carpets and also put mouse traps as so many of them along with cockroaches in the kitchen and it's unhealthy.

Has the "Standard of Service" in your unit been in violation?

☒ Yes

☐ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

I have contacted the owner on 11/5/2020 and told him the problems i'm facing but instead of fixing the problems he asked me and my wife to vacate the house immediately. This is very unfair & discriminating treatment.

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks



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TENANT COMPLAINT FORM

Date: 12/14/2020

File #: 2020-26-
(Office Use only)

Address of Complaint: 70 Louis St, New Brunswick, NJ Unit: First Flr

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: [REDACTED]

Email: [REDACTED]

Landlord's Name: [REDACTED]

Landlord's Address: N/A

Landlord's Telephone Number: [REDACTED]

Please inform our office of any change in contact information immediately in order to contact you.

Please fill in the blank spaces and mark the appropriate boxes

Does the landlord live in this same dwelling?

☐ Yes

☒ No

Do you have a written or oral lease?

☒ Written

☐ Oral

Do you have a month to month lease?

☐ Yes

☒ No

Are you still living in the unit?

☒ Yes

☐ No

Is your lease still in effect?

☒ Yes

☐ No

How long have/did you live in unit? 2.5 Years

When was the start date of you lease? June 1 2017

When is (was) the lease expired? June 1 2021

What is (was) the current monthly rent? \$1095.00

What is the "proposed" new rent? N/A

Did you receive written notice at least 30 days prior to increase? ☐ Yes ☒ No

According to your lease, what utilities (if any) are the tenants responsible for?

☒ Water & Sewer

☒ Heat

☒ Gas

☒ Electric

In the space provided below describe your complaint regarding your rent, any illegal rent increase, and/or mandatory charges. Please attach any documents that may be helpful regarding your complaint.

Since we've lived here the cost of living has been exceptionally high due to our electricity. Our bill has never been lower than \$100 and the most it's been is over \$300 for just a small one bed room. We suspected about a year ago that we might be paying a portion of our neighbors electric. We are asked to turn the heat up every year for them because we have the controller in our unit. We only have two meters here and this is a Three family home. Our electric has been impossible to keep up with and now we are sitting on a \$1,600 bill. None of the above has been disclosed in the lease. (Sharing or being responsible for a portion of our neighbors bill

Has the "Standard of Service" in your unit been in violation? ☒ Yes ☐ No

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If this is a 'Standard of Service' Complaint, has your landlord been contacted regarding this matter and how has he/she responded?

We have contacted our landlord about a year ago inquiring about our high electric bill. His only response was that; "It gets colder in the winter." That obviously didn't highlight why we only have 2 meters and why their heating was connected to ours. When this is a three family home.

Please provide the following documentation with this Complaint Form:

- ☐ Copy of Current Lease & previous lease(s) if applicable
- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks