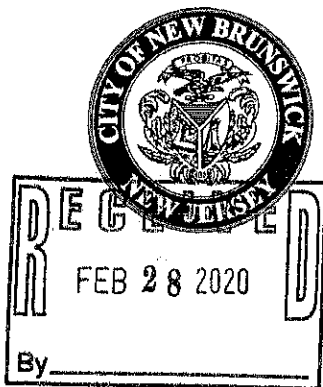




THE CITY OF NEW BRUNSWICK

Office of Rent Control

Department of Planning, Community &
Economic Development

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

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TENANT COMPLAINT FORM

Date: 02-27-20

File #: 2020-14-
(Office Use only)

Address of Complaint: 144 Paul Robeson blvd Unit: _____

Tenant(s) Name: [REDACTED]

Current Residing Address: 144 Paul Robeson Blvd

Telephone Number: [REDACTED]

Email: [REDACTED]

Landlord's Name: Rachid Baghdad

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? 6 months

When was the start date of you lease? September 24

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

What is (was) the current monthly rent? 600

What is the "proposed" new rent? 500

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.

~~Over the past five months I have been paying nearly 675 dollars consistently to the landlord Son, the landlord had been charging me late fees prior to the rent being due and so I have had to pay that, I later discovered that the payments were to be paid on the date specified on the lease, as I have made this know to the landlord he has decided that if pay prior, so I then spoke with an attorney and later discovered that I needed to call the city clerk, The Landlord dhas then tried to pressure me, to move our, he has broken things in the apartment in order to garnish my security deposit he has blasted music at any hour of the day and has refused to respond to any complaints. He's has forbade me having guest over and for some number of time made it difficult to live there because of race and religion issues of course ei have documented each time this has occurred~~

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?

My Landlord has Not responded to any forms of communication

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