

Leslie Zeledon

2/03-155

From: Madison McGay <opra+request-21316-3f467db1@requests.opramachine.com>
Sent: Thursday, March 25, 2021 12:58 PM
To: OPRA requests at New Brunswick City
Subject: OPRA request - 2021 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, 2021 to the present day, March 25, 2021, if available.

Yours faithfully,

Madison McGay

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-21316-3f467db1@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/2021_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

Development

Department of Planning, Community & Economic

Civic Square • 25 Kirkpatrick Street • PO Box 269

New Brunswick, NJ 08903

www.thecityofnewbrunswick.org

mcody@cityofnewbrunswick.org • privera@cityofnewbrunswick.org

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

"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.

-Basement are illegally for rental

-damaged plumbing in the bathroom

-No kitchen

-No dishwasher

-leak

-bill of electricity to high

-monthly payment to high (1,650)

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

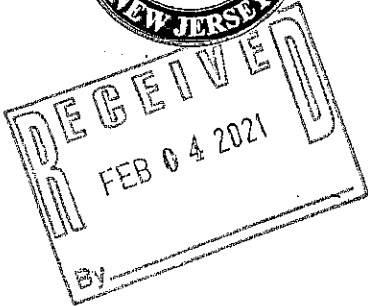


THE CITY OF NEW BRUNSWICK OFFICE OF RENT CONTROL

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: 2/7/21

File #: _____
(Office Use only)

Address of Complaint: 81 Redmond St Unit: Townhouse

Tenant(s) Name: _____

Current Residing Address: 81 Redmond St

Telephone Number: _____

Email: _____

Landlord's Name: Ray, Prabal & Sudarshana

Landlord's Address: 81 Redmond St 777

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?

July 2017 - Moved In

When was the start date of you lease?

July 2017

When is (was) the lease expired?

Not 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

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.

Will email lease, pictures of pipe burst, and recent rent receipts.

Unknown if there was a rent increase as property has never been ~~rent controlled~~ registered with rent control.

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?

Pipe burst on Monday 2/1/21. owner only visited unit today, 2/4/21 to look at situation. called plumber in the morning, has yet to arrive. Resident went 3 days with no water.

Similar incident happened one year ago. internal A/C has also exhibited abrupt failures, i.e. stops working.

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

Note: unit is not registered w/ rent control
owner purchased in 2002



THE CITY OF NEW BRUNSWICK

Office of Rent Control

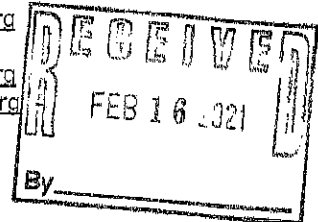
Department of Planning, Community &
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TENANT COMPLAINT FORM

Date: 2/15/2020

File #:

(Office Use only)

Address of Complaint: 179 Hamilton St New Brunswick NJ 08901 Unit: Floor 1

Tenant(s) Name: [REDACTED]

Current Residing Address: [REDACTED]

Telephone Number: 609-903-4433

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 1/2 months Jan 1st - Feb 15th

When was the start date of you lease? January 1st, 2021

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

What is (was) the current monthly rent? \$1300

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 claims this to be a 2-family home, but it is documented as single family home

Two separate leases were signed. One for the rooms upstairs and one for the rooms downstairs.

Landlord is renting out by individual room when they are not living in the house

There is no door to the basement.

Temperatures in the house are approximately 47 - 64 °F daily

PSE #6 is claiming heat system is working, but there is no heat circulating throughout the house

Landlord's response to heat was to supply one electric space heater + left us with the bill.

Ceiling bedroom began leaking water.

Weather Power Inc came to evaluate roof, claimed that roof may collapse, there may be mold + repair is urgent

Second opinion (company unknown) claimed "roof was shot" + there are cracks in roof

Inside ceiling is bubbling, cracking, and slightly concave

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 was contacted immediately after we noticed each incident

Responses are never immediate. Her response to the heating issue was to put up a curtain by the basement.

When she did, the curtain was too short. She claimed she would come back with a longer one + has not.

The roof issue has been ongoing for almost a week, and there is no solution. We

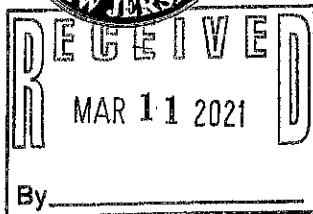
notified her on Wednesday, no one came to check it out until Saturday, and even though the issue was deemed urgent, there is still no solution.

We contact her through text, and many times the texts are left unanswered for hours.

Every time she has come to the house, she has not given us 24 hours notice. The lease claims this will be given.

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

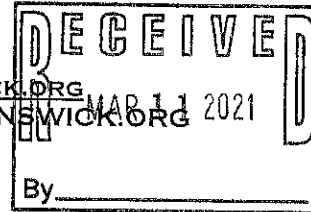


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TENANT COMPLAINT FORM

Date: _____

File #: _____
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Address of Complaint: _____ 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?

8 years

When was the start date of you lease?

April 1st

When is (was) the lease expired?

March 31st

What is (was) the current monthly rent?

1220

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.

They Are Slumlord who dare not
care about the property they
lease. Please call me 73 264 3694
I CAN GO OVER DET A/S

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 Pic of Mice, Infestations
that they Barely handle I'm contacting
you if s/o I CAN Get Justice

Please provide the following documentation with this Complaint Form:

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- ☐ Copy of New Lease
- ☐ Rent Receipts and/or Cancelled Checks