

Online Forms

2024 Rental Registration Form

Tracking #: [REDACTED]

Submitted On: 04/27/2024 - 12:41 PM

Block: 260

Lot: 20

Qualifier:

Rental Property Address: 6 STRATFORD PL

Owner Name: THAM, SIHO

Main Owner Email Address: [REDACTED]

Owner 1 Information

Owner Name: THAM, SIHO

Mailing Address: 215 LIVINGSTON AVE 1A

City: NEW BRUNSWICK

State: NJ

ZipCode: 08816

Day Phone: [REDACTED]

Evening Phone: [REDACTED]

% Share: 100

Owner 2 Information

Owner Name:

Mailing Address:

City:

State:

ZipCode:

Day Phone:

Evening Phone:

% Share:

Physical Address

Physical Address:

City:

State:

ZipCode:

Day Phone:

Evening Phone:

1

1

1

**Managing or Natural Member's Name if LLC,
Corp., etc.**

Owner Name: Juju Lee

Address: 280 Nichol Ave

City: New Brunswick

State: NJ

ZipCode: 08901

Day Phone:

Evening Phone:

Emergency Contact

Contact Name:

Address:

City:

State:

ZipCode:

Day Phone:

Evening Phone:

**Middlesex County Contact Person (State
Required for Out-of-County Owners)**

Contact Name:

Address:

City:

State:

ZipCode:

Day Phone:

Evening Phone:

Agent for Property, if any

Contact Name:

Address:

City:

State:

ZipCode:

Day Phone:

Evening Phone:

Superintendent's Name

Contact Name:

Address:

City:

State:

ZipCode:

Day Phone:

Evening Phone:

Oil Fuel Provider

Contact Name:

Address:

City:

State:

ZipCode:

Day Phone:

Evening Phone:

Unit Information

Number of Units at this Address: 1

Do you reside in one of the units?: No

Unit Data List:

UnitSqFt	UnitCurrentRent	UnitVacant	UnitLeaseDate	UnitLandLordUtilities	UnitNum	UnitBedrooms	UnitOcc	UnitPrevRent	UnitPrevIncrease	UnitRooms
3,000	\$ 4,418.00	No	1/1/2021		1	8	10	\$ 4,298.00	\$ 120.00	12

City of New Brunswick - Rent Control Office

2023 Rental Registration Form

RECEIVED
MAY 24 2023
NEW BRUNSWICK
THE MAYOR'S OFFICE

25 Kirkpatrick Street - PO Box 269
New Brunswick, NJ 08903
732-745-5020 732-565-7532 (fax)
www.cityofnewbrunswick.org/rentcontrol

RECEIVED
MAY 03 2023
NEW BRUNSWICK, NJ 08901

Rental Property Address: 350922 4/29
6 Stratford Pl

Number of Units at this Address: 1

☐ Check Here if 2-Family Owner-Occupied

☐ Check Here if Paid, and Updating Only

Owner Email REQUIRED: [REDACTED]

Office Use Only:

Fee: \$45 per unit Late Fee: \$25 per unit
(Late fee assessed if received after 4/30/2023)

Check # 1012

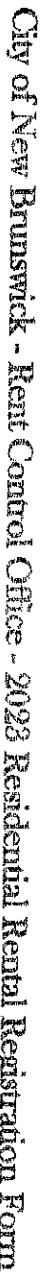
Money order # _____

Total Amount Due for this location:
\$ 45.00

Check payable to: The City of New Brunswick

Owner Name	Owner's Mailing Address:	City	ST	Zip Code	Day Phone	Evening Phone	% Share
Sihon Tham	215 Livingston Suite 1A	New Brunswick	NJ	08901	[REDACTED]	[REDACTED]	
Owner Name		City	ST	Zip Code	Day Phone	Evening Phone	% Share
If using a P.O. Box or other non-residential address for Mailing Address, then provide your actual HOME address here	Physical Address	City	ST	Zip Code	Day Phone	Evening Phone	
LLC, Corp., etc.:	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Emergency Contact Name	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Asminda Tan					[REDACTED]	[REDACTED]	
Middlesex County Representative (State Required for Out-of-County Owners)	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Agent for Property, if any	Address	City	ST	Zip Code	Day Phone	Evening Phone	
	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Oil Fuel Provider	Address	City	ST	Zip Code	Day Phone	Evening Phone	

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



City of New Brunswick - Rent Control Office - 2023 Residential Rental Registration Form

2023 Allowable Base Rent Increase (CPI) ~ up to 5.5%. Unit rent can only be increased once during every 12 months.

Property Address: 6 Stratford Pl

New Brunswick, New Jersey (1890)

[illegible]

* **NOTE:** If your lease is month-to-month or a verbal agreement,

The filing of the Rental Registration Form does not constitute a determination by the Rent Control Board and/or Office of the legality of the rent increase recorded by the landlord on this statement.

Failure to register residential rental properties shall result in summonses being issued subject to penalties under Section 6-14 of the City of New Brunswick municipal code with a mandatory court appearance and a minimum fine

I certify under penalty of law that the information provided in this document is true and accurate, that all disclosures to tenants required by this chapter have been served upon my tenants, and the rent being charged for each unit does not exceed the limitations in associated Chapter 5.80.070. I am aware that there are significant penalties and court appearances required for submitting false or inaccurate information. In accordance with the Open Public Records Act, N.J.S.A. 47:14-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

Signature of Owner/landlord or Authorized Representative

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City of New Brunswick - Rent Control Office
2022 Rental Registration Form

PO Box 969 - 25 Kirkpatrick Street
New Brunswick, NJ 08903
732-745-5050 732-565-7532 (fax)
<https://www.cityofnewbrunswick.org/rentcontrol>

Rental Property Address: **6 Stratford Pl**

Number of Units at this Address: **1** New Brunswick, NJ 08901

☐ Check Here if 2-Family Owner-Occupied ☐ Check Here if Updating Only

OWNER EMAIL: [REDACTED]

Office Use Only:

Fee: \$45 per unit Late Fee: \$25 per unit
(Late fee assessed if not received after 4/30/2022)

Check # **APR 29 2022**

Money order # **APR 29 2022**

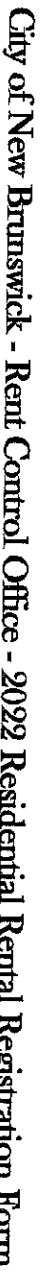
Total enclosed: \$

Check payable to the City of New Brunswick

BY **MAY 19 2022**

Owner Name	Owner's Mailing Address:	City	ST	Zip Code	Day Phone	Evening Phone	% Share
Siho Tham	96 Longfield Ct	East Brunswick	NJ	08816	[REDACTED]		
Owner Name	Owner's Mailing Address:	City	ST	Zip Code	Day Phone	Evening Phone	% Share
Managing or Natural Member's Name if LLC, Corp., etc.:	Address	City	ST	Zip Code	Day Phone	Evening Phone	
If using a P.O. Box for Mailing Address, then, provide PHYSICAL address here →	Physical Address	City	ST	Zip Code	Day Phone	Evening Phone	
Emergency Contact Name	Physical Address	City	ST	Zip Code	Day Phone	Evening Phone	
Asmina Tan		City	ST	Zip Code	[REDACTED]		
Middlesex County Representative (State Required for Out-of-County Owners)	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Agent for Property, if any	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Superintendent's Name	Address	City	ST	Zip Code	Day Phone	Evening Phone	
Oil Fuel Provider	Address	City	ST	Zip Code	Day Phone	Evening Phone	

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



2022 Allowable Base Rent Increase (CPI) = 2.8%. Unit rent can only be increased once every 12 months.

Property Address: 6 Stratford Pl

New Brunswick, New Jersey 08901

[illegible]

* **NOTE:** If your lease is month-to-month or a verbal agreement, you must still provide this office with a "lease start date."

- The filing of the Rental Registration Form does not constitute a determination by the Rent Control Board and/or Office of the legality of the rent increase recorded by the landlord on this statement.
- Failure to register residential rental properties shall result in a disorderly person's violation and summonses being issued subject to penalties under Section 6-14 of the City of New Brunswick's municipal code with a mandatory court appearance and a minimum fine.

I certify under penalty of law that the information provided in this document is true and accurate, that all disclosures to tenants required by this chapter have been served upon my tenants, and the rent being charged for each unit does not exceed the limitations in associated Chapter 5.80.070. I am aware that there are significant penalties and court appearances required for submitting false or inaccurate information. In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

Signature of Owner/Landlord or Authorized Representative

Date:

4/10/22

1. *Introduction*



City of New Brunswick - Rent Control Office

2021 Rental Registration Form

P.O. Box 269 - 25 Kirkpatrick St.
New Brunswick, NJ 08903
732-745-5050 (phone) 732-565-7532 (fax)
<http://www.cityofnewbrunswick.org/rentcontrol>

Office Use Only:
Check #: 3067
Money order #: _____
Total enclosed: \$ _____

Check payable to: The City of New Brunswick

Number of Units: 1 6 Stafford Place
New Brunswick, New Jersey 08901

☐ CHECK HERE IF 2-FAMILY OWNER OCCUPIED

Fee (\$45.00 per Unit): \$45
Late fee (15.00 per Unit): _____
(A LATE FEE of \$15.00 per Unit will be assessed on forms received after April 30, 2021)

OWNER INFORMATION:

EMAIL: _____

Owner Name	Owner's Mailing Address:	City	State	Zip Code	Day Phone #	Evening Phone #	Share
<u>Sihon Tham</u>	<u>280 Nichol Ave</u>	<u>NB</u>	<u>NJ</u>	<u>08901</u>	<u>[REDACTED]</u>		
Owner Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Managing or Natural Member's Name if LLC, Corp., etc.:	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
If Using a P.O. Box for Mailing Address -	Provide Physical Address Here:	City	State	Zip Code	Day Phone #	Evening Phone #	
Middlesex County Representative (State Required for Out-of-County Owners)	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Emergency Contact Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
<u>Asmina Tan</u>							
Agent for Property, if any	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Superintendent's Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Oil Fuel Provider	Address	City	State	Zip Code	Day Phone #	Evening Phone #	

City of New Brunswick - Rent Control Office - 2021 Residential Rental Registration Form

2021 Allowable Base Rent Increase (CPI) = 2.5%

Property Address:

6 Stratford Place

New Brunswick, New Jersey 08901

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Unit Information:

* Unit rent can only be increased once every 12 months. *

[illegible]

lease is month-to-month or a verbal agreement, you must still provide this office with a "lease start date."

Unit rent can only be increased once every 12 months.

I certify under penalty of law that the information provided in this document is true and accurate, that all disclosures to tenants required by this chapter have been served upon my tenants, and the rent being charged for each unit does not exceed the limitations in associated chapter 5.80.070. I am aware that there are significant penalties and court appearances required for submitting false or inaccurate information.

In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

4/29/21

Signature of Owner/Landlord or Authorized Representative

Date _____



City of New Brunswick's Rent Control Office 2020 Residential Rental Registration Form

P.O. Box 269 - 25 Kirkpatrick St.
New Brunswick, NJ 08903
732-745-5050 (phone) 732-565-7532 (fax)
<http://www.cityofnewbrunswick.org>

Rental Property Address:

6 Stratford Pl.
New Brunswick, New Jersey 08901

Number of Units: 1

CHECK HERE IF 2-FAMILY OWNER OCCUPIED

Fee (\$30.00 per Unit): \$30

A LATE FEE of \$10.00 Per Unit will be assessed on forms received after April 30, 2020

Owner Information

Email:

Owner Name

Owner's Mailing Address:

City

State

Zip Code

Day Phone #

Evening Phone #

Share

Owner Name

Address

City

State

Zip Code

Day Phone #

Evening Phone #

> Managing or Natural Members
name if LLC, Corp, etc.:

Address

City

State

Zip Code

Day Phone #

Evening Phone #

If Using a P.O. Box for mailing
address:

Provide Physical Address here:

City

State

Zip Code

Day Phone #

Evening Phone #

Middlesex County Representative
(State Required for out of county Owners)

Address

City

State

Zip Code

Day Phone #

Evening Phone #

Emergency Contact Name

Address

City

State

Zip Code

Day Phone #

Evening Phone #

Agent for Property, if any

Address

City

State

Zip Code

Day Phone #

Evening Phone #

Superintendent's Name

Address

City

State

Zip Code

Day Phone #

Evening Phone #

Oil Fuel Provider

Address

City

State

Zip Code

Day Phone #

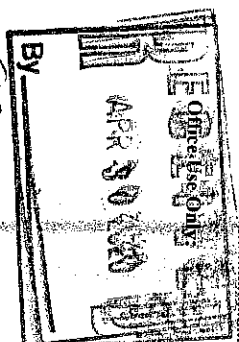
Evening Phone #

Do you have a Valid 3yr Rental Certificate of Inspection?
(Property Maintenance Code 15.40.050)

If YES, provide the date your 3yr rental certificate of inspection "Expires"

If NO, please provide the date of submitted & paid 3yr inspection application

The office of Rent control will not accept your registration form if you are not in compliance with your 3yr rental inspections!!!

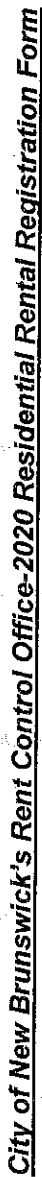


Check #:

1513

Money Order #:

Check payable to: The City of New Brunswick



2020 Allowable Base Rent Increase (CPI) 2.5%

Property Address:

New Brunswick, New Jersey 08901

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Unit Information

[illegible]

**NOTE: If your lease is a month to month or a verbal agreement you MUST STILL PROVIDE THIS OFFICE WITH A 'LEASE START DATE'.
Unit rent can only be increased once every 12 months.**

I certify under penalty of law that the information provided in this document is true and accurate, that all disclosures to tenants required by this chapter have been served upon my tenants and the rent being charged for each unit does not exceed the limitations this chapter 5.80.070. I am aware that there are significant penalties and court appearances required for submitting false or inaccurate information.

In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

Signature of Owner/Landlord or Authorized Representative

2020 Allowable Base Rent Increase (CPI) 2.5%

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City of New Brunswick's Rent Control Office 2019 Residential Rental Registration Form

P.O. Box 269 - 25 Kirkpatrick St.
New Brunswick, NJ 08903
732-745-5050 (phone) 732-565-7532 (fax)
<http://www.thecityofnewbrunswick.org>

RECEIVED
APR 26 2019
BY: 511

Property Address: 6 Stratford Pl, NJB.
New Brunswick, New Jersey 08901

Number of Units: 1 Fee (\$25.00 per Unit): \$25
CHECK HERE IF 2-FAMILY OWNER OCCUPIED A late fee of \$5.00 Per Unit will be assessed on forms received after April 30, 2019

Owner Information

Owner Name	Owners Mailing Address:	City	State	Zip Code	Day Phone #	Evening Phone #	Share
<u>Sihon Thim</u>	<u>280 Nichol Ave</u>	<u>New Brunswick</u>	<u>NJ</u>	<u>08901</u>	[REDACTED]	[REDACTED]	
Owner Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Managing or Natural Members name if LLC, Corp, etc.:	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
If Using a P.O. Box for mailing address-	Provide Physical Address here:	City	State	Zip Code	Day Phone #	Evening Phone #	
Middlesex County Representative (State Required for out of county Owners)	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Emergency Contact Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
<u>Amina Tahir</u>					[REDACTED]	[REDACTED]	
Agent for Property, if any	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Superintendent's Name	Address	City	State	Zip Code	Day Phone #	Evening Phone #	
Oil Fuel Provider	Address	City	State	Zip Code	Day Phone #	Evening Phone #	

► Rent Increases ◀
Annual Rent cannot be increased more than 2.5% unless Vacancy Decontrol Approval is obtained.
In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).



2019 Allowable Base Rent Increase (CPI) 2.5%

Property Address:

2019 Allowable Base Rent Increase
6 Stafford PC, NPB.

New Brunswick, New Jersey 08901

Unit Information

“Unit rent can only be increased once every 12 months.”

[illegible]

**NOTE: If your lease is a month to month or a verbal agreement you MUST STILL PROVIDE THIS OFFICE WITH A 'LEASE START DATE'.
Unit rent can only be increased once every 12 months.**

I certify under penalty of law that the information provided in this document is true and accurate, that all disclosures to tenants required by this chapter have been served upon my tenants and the rent being charged for each unit does not exceed the limitations this chapter 5.80.070. I am aware that there are significant penalties for submitting false or inaccurate information.

In accordance with the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., the information provided on this form has been determined to be a governmental record and is subject to public disclosure, less permissible redaction(s).

4/15

Signature of Owner/Landlord or Authorized Representative

2019 Allowable Base Rent Increase (CPI) 2.5%

DATE _____