

**IPNTA ANNOUNCEMENT  
ATTENTION ALL TENANTS:**

**Protect your rights  
to a possible rent reduction!**

**Come to an important IPNTA meeting**

WITH OUR ATTORNEY, SETH MILLER and  
BOROUGH PRESIDENT SCOTT STRINGER

**Wed. February 13 at 7:30 pm  
at: P.S. 89 – 201 Warren Street  
(one block south of Chambers St., across West St.)**

**This is a J-51 Update –  
If you live at IPN this concerns YOU**

**At this meeting we will explain:**

- **Why we believe that IPN apartments should be rent stabilized**
- **What rent stabilization is**
- **Why the J-51 lawsuit is not enough to protect tenants' rights to possible rent stabilization**
- **What IPN tenants have to do to protect their rights to a possible rent reduction**
- **What IPNTA will do to help IPN tenants**

- **How to protect your rights** *You must file* a “Rent Overcharge Complaint” with the NYS Division of Housing and Community Renewal (DHCR). This complaint must be filed ***within 4 years of the time the overcharge began.*** Tenants who lived here in June 2004 must file a complaint by June 2008. If you moved in later, the overcharge began when you moved in. The sooner you file a complaint the better off you are. Filing the complaint won’t guarantee a rent reduction – but not filing guarantees that your rent won’t be reduced. You can go to <http://www.dhcr.state.ny.us/ora/forms/pdf/ra89.pdf> to see the form.
- **Why should the rent be reduced? Because of the landlord’s J-51 tax benefit**  
IPN’s owners began receiving a New York City J-51 tax benefit in 1998. Buildings receiving this benefit must be rent regulated. Until June 2004, IPN was rent regulated under Mitchell Lama. After leaving the Mitchell Lama program in June 2004 the landlord continued to receive the J-51 tax benefit. He never told the tenants about the J-51 benefit and he never converted the building to rent stabilization. So now the tenants must ask DHCR to act.
- **What is rent stabilization?** Rent stabilization controls rents and protects tenants. Rent increases are set by the NYC Rent Guidelines Board. Owners of rent-stabilized buildings must meet certain requirements when seeking additional rent increases. Under the rent stabilization rules that should apply DHCR should supervise IPN. There is no high rent de-control and no income de-control.
- **Isn’t there already a lawsuit about J-51?** Yes. In December 2005 a small group of tenants sued the landlord and are asking a judge to order that IPN be rent stabilized. Unfortunately, the judge has not yet ruled.
- **Won’t the lawsuit protect all IPN Tenants?** Even if there is a court ruling favoring rent stabilization, the rent stabilized rent will have to be calculated for each apartment. If you were here in June 2004 you must file a rent overcharge complaint with DHCR before June 2008 to assure that any recalculated rent for your apartment is based on the last Mitchell Lama rent.
- **Does this affect everyone?** The only tenants not affected are those who are paying the same or less rent now than they were in June 2004. If they paid more than the June 2004 rent sometime in the past then they too are affected. If you moved in **after** June 2004 you are affected.

## LEARN MORE ABOUT WHAT TO DO AND HOW IPNTA WILL HELP YOU AT THE IPNTA MEETING

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