



**ORDER GRANTING APPLICATION**

**Mailing Address of Tenant:**

Cam [REDACTED]  
 [REDACTED]  
 New York NY [REDACTED]

**Mailing Address of Owner:**

[REDACTED] (Tenant Of Record)  
 [REDACTED]th Street  
 Apartment [REDACTED]  
 New York NY [REDACTED]

**Subject Housing Accommodation:**

Apt. No: [REDACTED]  
 [REDACTED] 170th St  
 New York NY [REDACTED]

After consideration of all the evidence in the record, the Rent Administrator finds that:

On 10/22/2015, the complainant filed a rent overcharge complaint, alleging that an overcharge has occurred due to illegal fees and /or surcharges from 07/01/15 to 08/31/15. Additionally, the complainant alleged that in early September he was aware that the legal rent for the subject apartment is around \$1293.00 per month and asked the tenant of record to refund the overcharges, as he paid a rent of \$900.00 per month which is more than 50% of the roommate proportionate share of \$1293.00.

Evidence in the record shows that the complainant shared the subject apartment with the tenant of record, [REDACTED], and paid a monthly rent of \$900.00. The evidence further reveals that the legal regulated rent for the subject apartment is \$1297.53 and the complainant's share would be \$648.76 per month, which was 50% of the total rent of \$1297.53. However, the tenant of record charged the complainant a rent of \$900.00 per month including utility charges. The complainant also stated that he shared the apartment with the tenant of record, for 4 months, from 07/01/15 to 10/31/15. During the 4 month period the complainant paid a total rent of \$[REDACTED] (\$[REDACTED] + \$[REDACTED] + \$[REDACTED] + \$[REDACTED]), however, the tenant of record is entitled to charge a rent of \$[REDACTED] (\$[REDACTED] + \$[REDACTED] ([REDACTED]) + \$[REDACTED] ([REDACTED])).

[REDACTED] Thus, the tenant of record collected an overcharge of \$[REDACTED]

To: CAMERON [REDACTED]  
 [REDACTED]  
 NEW YORK NY [REDACTED]



State of New York  
 Division of Housing and Community Renewal  
 Office of Rent Administration  
 Web Site: www.nyshcr.org

Gertz Plaza  
 92-31 Union Hall Street  
 Jamaica, NY 11433  
 (718) 739-6400

Docket Number  
 DV 410069 R  
 Issue Date  
 12/08/2016

**ORDER GRANTING APPLICATION**

Section 2525.7(b) of the Rent Stabilization Code, prohibits a tenant of record from collecting more than 50% of the rent paid by the tenant of record from a room-mate.

Based on the above, the Rent Administrator directs the tenant of record, [REDACTED] to refund the total overcharge of \$ [REDACTED] due to the complainant within thirty (30) days of the issue date of this order. Further, regarding the issue of security deposit, the complainant may contact Consumer frauds and Protection Bureau of the New York State Attorney General's office.

Jerry M. Scher  
 Rent Administrator Issued: 12/08/2016

Mailing Address of Tenant  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 Subject Housing Accommodation  
 Apt. No. [REDACTED]  
 170th St [REDACTED]  
 New York NY 10032

After consideration of all the evidence in the record, the Rent Administrator  
 On 10/22/2015, the complainant filed a rent overcharge  
 complaint, alleging that an overcharge has occurred due to illegal  
 fees and/or surcharges from 07/01/15 to 08/31/15. Additionally,  
 the complainant alleged that in early September he was aware  
 that the legal rent for the subject apartment is around \$1,297.00  
 per month and asked the tenant of record to refund the  
 overcharges as he paid a rent of \$200.00 per month which is  
 more than 50% of the roomate's proportionate share of  
 \$1,297.00.  
 Evidence in the record shows that the complainant shared the  
 subject apartment with the tenant of record, [REDACTED] and  
 paid a monthly rent of \$200.00. The evidence further reveals that  
 the legal regulated rent for the subject apartment is \$1,297.00 and  
 the complainant's share would be \$648.76 per month, which was  
 50% of the total rent of \$1,297.52. However, the tenant of record  
 charged the complainant a rent of \$200.00 per month including  
 utility charges. The complainant also stated that he shared the  
 apartment with the tenant of record, for 4 months, from 07/01/15  
 to 10/31/15. The complainant paid a  
 total rent of [REDACTED]  
 however, the tenant of record is entitled to charge a rent of [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]

To: [REDACTED]  
 [REDACTED]  
 NEW YORK NY