

## Tinti, Elisa

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**From:** dianefeldman25@gmail.com  
**Sent:** Friday, October 22, 2021 11:32 AM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Landlord situation

My name is Diane Feldman and my sister is Elaine Tremper, we are the landlords of 171 Greenkill Ave in Kingston. We have a nightmare situation at that residence with the upstairs tenants, who are being evicted as of June 1st, eviction supposed to be Jan 1st 2022. What we have been through with them is unconscionable, the place is a wreck, garbage all over, other tenant sleeping with a knife in her bed with chair jammed into door, they refuse for the safety of all to keep front door closed and locked. I was trying to sell it and they refuse entry of any realtors, workers, even me without written notice! They have installed a satellite dish on the side of house without any permission. The porch available to them is there garbage pail, everything is thrown out onto back yard. I could go on and on, blinds and screens all ripped, the traffic going in there all day and night without regards to my other 2 tenants is completely out of control. Before marijuana was legal for those over 21 you couldn't enter the hallway without the owner hitting you in the face. Stairs filthy as well as apt. Paper towels, sanitary products, toys etc thrown down toilet. They expect us to put garbage out "because it's in the rent" What rent???? litter in-upstairs and downstairs hallways, I've asked repeatedly to please remove. There is so much more, just the lack of respect for our property and us is completely out of control! We take good care of this now destroyed apt that will end up costing me thousands to repair. There is a felon (boyfriend) for sexual molestation there all the time, he is the father of the child, I've called CPS, public health because of maggots and rats outside in garbage, I've had pamphlets from public works go send teach them about recycling and they say F Diane we are not doing it! Back yard along with trash full of filthy children's swings, balls, broken table, grill all asked politely with no regard. Like I said there is so much more, even a trip to Miami with my rent money. House used as car cemetery until I threatened to have them towed! Sooooo, let's not insure all landlords, we have spoken to them, I've called the governor's office and Michele hunched. Whose helping us? You have no idea why some of the landlords do what they have to. These are bad people and I don't want them. Whose helping us? They do what they want whenever they want. I could go on and on. Please help!!!

Sent from my iPhone

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## Tinti, Elisa

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**From:** dianefeldman25@gmail.com  
**Sent:** Friday, October 22, 2021 10:02 AM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] I am a small landlord in ulster county, I am in the process of evicting my tenants, it's a disgrace what they have done to my property, I can't even sell it bc they refuse entry to the realtors . Other tenants terrified bc they will n...

Sent from my iPhone

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## Tinti, Elisa

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**From:** Paul Shlasko <shlasko53@gmail.com>  
**Sent:** Friday, October 22, 2021 9:55 AM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] comments

Greetings,

My Name is Paul Shlasko and I am a small landlord in Kingston. I have had 9 units since 1990 and three more since 2016.

I have to say that this idea of "just cause" is ludicrous and would be very destructive . One of my biggest problems as a landlord is tenants who misbehave. In my time as a landlord, almost everything short of murder has happened. I have had to defend against drug dealers, wife beaters, husband beaters, thieves, lease breakers, people who re-rent for profit, child abusers, house trashers, people who fight each other loud and long and often, people who get bad dogs, and mentally ill people who also misbehave in many ways. I have also been led into these situations by agencies who obtained residences for troubled people under false pretences. I have also been "advised" by the police and even the Mayor once, to "get rid" of certain people. I hope you are seeing the scope of the problems which are laid at the feet of property owners.

I once found that having rented to a woman with children who were subsidized, her drug dealing husband had moved in. I attempted to evict them on the basis of his drug dealing. (I already knew by then that the subsidizing agency would not enforce their own rules regarding able bodied husbands who wouldn't work.) When we got to court, I was roundly threatened by the husbands paid lawyer. I was told sternly by the city court judge to never bring such a thing into court again, and the police were also angry at me for getting in their way. Of course, the drug dealer was also angry with me.

When I bought my most recent property, the narcotics dealers were openly selling in the driveway (On Washington Ave near Main St). Those were the same dealers I had previously informed on for selling out of their car windows in broad daylight. I had to face down these "Bloods" with no help, just to get use of my own driveway. This is the situation with drugs and the police who are overwhelmed with the requirements for getting them off the street. This being the case, how in the world could a landlord prove "just cause" for terminating a tenancy? It would be impossible in any practical sense. This proposed law is a prescription for ruination.

It is already far too difficult to make people move. During the months that it takes, The neighbors and the other tenants are victimized and call on me for help, and the proponents of this law are trying to take away my power to help.

So, if this law passes, how would landlords respond? Clearly, we would respond by renting only to people of a different class, who would behave better and be concerned about being sued for damages. In other words, we would not rent to the vulnerable folk whom the supporters of this proposed law think they are helping. Landlords are already recalculating their risks due to the "Tenant Protection Act". Every action has a reaction and certain people are not thinking this through. For instance, does it occur to them that when one tenant moves out, another moves in? They don't have the power to effect real economic change, but they want to send the bill to a small group for the economic and societal troubles that make their phones ring.

## Tinti, Elisa

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**From:** Gina Wood <woodg2145@gmail.com>  
**Sent:** Friday, October 22, 2021 9:47 AM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Good cause evictions

Hello my name is Gina Wood! I live at 62 Summer st and have been for 4 years now! I am being evicted for no reason from my home! I have 2 children and we are scared to death of being put out on the streets! I am on disability and have a low income! I have been trying to find an affordable place but not only is there very little housing it's insanely expensive! During the court proceedings the judge told me the landlord can evict me for no reason and that is ridiculous! I need help and have no where to turn! Thank you for your time to hear me out!

Sent from my iPhone. Gina wood

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**Tinti, Elisa**

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**From:** KAREN MILLER <kamiller49@gmail.com>  
**Sent:** Friday, October 22, 2021 9:34 AM  
**To:** Tinti, Elisa  
**Cc:** Koop, Douglas  
**Subject:** [EXTERNAL EMAIL] Good Cause Eviction legislation

I am writing in support of this eviction legislation, which would include eliminating the ability of landlords to make large rent increases.

Kingston is already seeing the results of residents unable to stay in their homes, and some even having to leave Kingston, because there are no laws to protect them.

Karen Miller

53 Crown Street

Kingston, NY 12401

Sent from my iPad

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