

## Tenants try to oust one of NY's worst slumlords

Bronx building seen as one of city's 200 most dilapidated and owner is ranked No. 54 on the NYC Public Advocate Bill de Blasio's Worst Landlord Watchlist.

By [Amanda Fung](#)

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Tenants at a small, rundown Bronx apartment building filed a lawsuit Thursday afternoon to remove their landlord, Luigi Capriglione, who is on the list of the city's worst landlords.

The lawsuit filed in Bronx Housing Court asks the court to remove Mr. Capriglione as the building's landlord. It also asks the court to appoint a third-party administrator to run the building, collect rent and use the money to improve the conditions of the eight-unit property, according to Garrett Wright, a staff attorney at the Community Development Project at the Urban Justice Center, who is representing the six tenants at 4619 Park Ave. The building is one of 200 most dilapidated buildings in the city, and since fall 2008, it has been in the Department of Housing Preservation and Development's Alternative Enforcement Program, which is designed to improve conditions in the city's most blighted residential properties.

"Tenants have lived in horrific conditions—ceilings are collapsing, walls are breaking down, there are rats and rodents," said Mr. Wright, adding that the tenants finally decided to file a lawsuit now because Northwest Bronx Community and Clergy Coalition helped them organize. "Work has been done by HPD but the landlord is missing in action, and it remains a chaotic situation in the building."

Mr. Capriglione could not be reached for immediate comment.

The tenants, along with the Northwest Bronx Community and Clergy Coalition and the Urban Justice Center, will announce the lawsuit at their building Thursday afternoon. Mr. Capriglione is ranked No. 54 on the city's Public Advocate Bill de Blasio's [Worst Landlord Watchlist](#), which was launched last year. According to the Watchlist website, there are 292 open housing violations on the building. Mr. Wright said there is \$400,000 worth of liens, mostly related to city taxes and other money owed to the city for the repairs that have been done on the building, for which Mr. Capriglione is currently accountable.

"The landlord has been given chances to improve the conditions of the building," said Mr. Wright, adding that Mr. Capriglione has not been served, yet. "We hope to get a court administrator in as soon as possible."