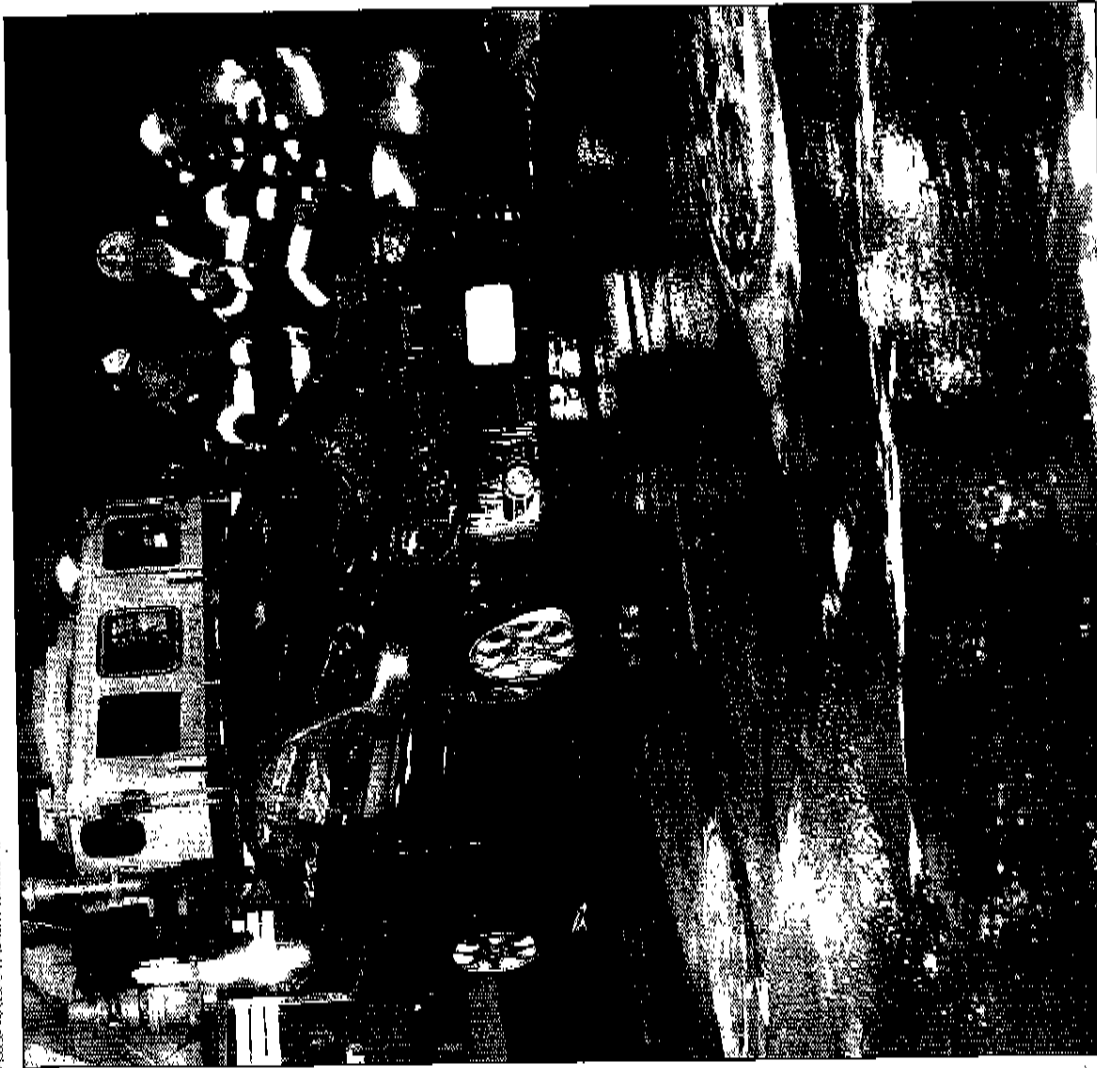


# See you in court: tenants

## Big mess-up on Jessup Ave. in Bronx



Firefighters work at Jessup Ave. and W. 170th St. yesterday where 1,600 gallons of oil spilled into street after car rammied oil truck. No one on the truck was hurt; driver of car fled on foot. Photo by Vic Nicastro

## 100 in Bx. bldg. want fixups & end to deregulating rents

BY DORIAN BLOCK  
DAILY NEWS STAFF WRITER

TENANTS IN a Bronx building are hoping to reap the rewards of a landmark court ruling against the landlord of two sprawling Manhattan complexes.

More than 100 tenants in a 383-unit apartment building at 1600 Sedgwick Ave. in Morris Heights sued their landlord, Riverview Redevelopment Co., in Bronx Housing Court yesterday, citing the building's poor living conditions.

But tenants also hope the suit will bring attention to Riverview raising the rents of at least 80 apartments while receiving tax abatements from the city.

Last Thursday, a state appeals court ruled it illegal for real estate giant Tischman Speyer Properties to remove apartments at Manhattan's Stuyvesant Town and Peter Cooper Village from rent-stabilized status while receiving J-51 tax abatements and exemptions to support repairs, renovations and improvements to the city's affordable housing stock. Tischman Speyer is facing a \$200 million class-action lawsuit.

"With the victory of the tenants in Stuyvesant Town and Peter Cooper Village, predatory landlords should take notice," said Garret Wright, attorney at the Urban Justice Center, who filed the Bronx lawsuit.

"The lawsuit today is limited to the repair issues, but we are hoping that we get some attention to these other issues, including the rents being raised illegally," said Wright.

Riverview and Grenadier Realty Corp., its management company, recently informed tenants in about 80 apartments at 1600 Sedgwick that their stabilized rents would be deregulated because the landlord would no longer participate in a program that gave the landlord a below-market interest rate on its mortgage in exchange for keeping rents low.

Wright argues that since the apartments were built before 1974, those apartments should be covered under rent stabilization anyway. Last week's court ruling reinforces the right to rent regulation, no matter when the building was built, he said.

Tenants can apply for Section 8 rent supplement vouchers for their apartments, but only eight of the 80 apartments passed inspections by the

New York City Housing Authority because of their poor conditions.

The Sedgwick building has 91 open violations from the city Department of Housing Preservation and Development, including inadequate heat, broken windows, doors and walls, broken floors and rotten floors and leaking ceilings. [dblock@nydailynews.com](mailto:dblock@nydailynews.com)

## 'With the victory of the tenants ... predatory landlords should take notice.'

Garret Wright