

# The Park West Tenant

Volume 11, Number 6 *The Newsletter of the Park West Village Tenants' Association*

September, 1986

## ALL PWV RESIDENTS ARE INVITED to attend a GENERAL MEETING

Tuesday, September 30  
7:30 P.M.

Public School 163  
163 West 97th St.

## HELMSLEY FOUND GUILTY OF HARASSMENT Court May Terminate Plan if Harassment Continues

### INJUNCTION TO BE ISSUED

Judge Kenneth Shorter found "evidence of harassment of tenants" as charged by PWVTA in its case against several Helmsley subsidiaries and the Attorney General (AG), brought before the Manhattan Supreme Court last January 30. The Court "granted in full" the AG's subsequent supporting motion to enjoin such acts of harassment, and directed the AG to draft an order to forbid future harassment. The AG's office may consult with all parties before submitting draft orders to the Court. Judge Shorter can then accept or modify the order before the Court issues it.

### Conversion Plan May Be Amended

The Court also calls upon the Helmsley organizations as sponsor of the proposed conversions of 372 and 382 CPW to amend the black books. Both PWVTA and the AG listed omissions in the conversion plans: the sponsor has already offered Amendment IV to meet some of the AG's criticisms, and should respond to the Court's opinion to "comply with the other regulations enumerated by the tenants." The judge noted but did not address PWVTA's third charge, regarding warehousing of apartments.

### Legal Costs Burgeon: HELP!

Since December 1984, when PWVTA filed its first formal complaint of harassment on behalf of 25 tenants with the AG's office, and followed by working with hundreds of tenants' cases and 1985 and '86, PWVTA has paid approximately \$45,000 in legal costs, and owes about \$45,000 more. PWVTA's counsel, Eugene Eisner and Miriam Clark, continue to work for us.

As a result of PWVTA's actions, the landlord renewed approximately 400 contested leases between October 1985 and January 1986. After PWVTA filed its case in January 1986, management issued leases even to tenants who had previously been threatened with eviction.

IF EVERY TENANT WHOSE LEASE HAS BEEN QUESTIONED — PLUS THOSE WHOM PWVTA HAS HELPED TO OBTAIN DELIVERIES, KEEP THEIR PETS, GET BACK INTO THEIR APARTMENTS WHEN LOCKED OUT, ETC. — and the rest of us who are now more secure — will contribute at least \$50 this year toward the legal fund, we can pay up our legal bill. PLEASE HELP!

### TENANTS URGED TO REPORT ANY AND ALL HARASSMENT

The conversion to condominium status of 372 and 382 CPW may proceed, according to the Court's August 29 interim decision, but the plan may be terminated if harassment is continued or renewed.

**All tenants are urged to report any and all instances of harassment promptly either to their building representatives or by calling the PWVTA Hot Line afternoons or evenings: 662-2610.**

We now have a court injunction to support us against harassment: only vigilance will prevent further violations.

### "Insider" Purchase Period Extended

The exclusive period for resident "insider" tenants to purchase their apartments in 372 and 382 CPW has again been extended by the Court, pending final disposition of PWVTA's case.

49 insiders in 372 and 32 insiders in 382 had by Sept. 8 indicated that they will purchase their apartments if conversion goes through. 17 outside purchasers have made deposits on empty apartments in 372, 28 in 382. Some have moved in. In 372, nearly 16% of apartments are now held by prospective purchasers; in 382, the figure is 14.49%.

### What Happens Next?

The Helmsley organization, as sponsor of the conversion, may (but need not) declare the conversion plan "effective" when 15% or more of the apartments have been sold to bona fide residents. The "bona fides" of the purchasers — do they really live in the apartments? — is to be checked by the AG's office, and the plan is not legally accepted until such checks are made.

**LATE FLASH:** A letter sent Sept. 15 to residents of 372 CPW declaring the conversion plan "effective" is in question because not all legal requirements may yet be met. Also the "bona fides" checks by the AG's office mentioned above must be completed before any plan is legally accepted as effective.

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**PARK WEST VILLAGE TENANTS' ASSOCIATION**

P.O. Box 20339, Cathedral Finance Station  New York, N.Y. 10025  (212) 662-2610

I would like to contribute my share to the Legal Fund.  
My check is enclosed for \_\_\_ \$25 \_\_\_ \$50 \_\_\_ \$100 \$ \_\_\_ Other

Name: \_\_\_\_\_ Bldg/Apt. \_\_\_\_\_

Make check payable to PWVTA. Please clip this coupon and give it with your payment to your Building Representative or mail it to the above address. Thank you for whatever you can give.