



STATE OF NEW YORK
OFFICE OF THE ATTORNEY GENERAL

LETITIA JAMES
ATTORNEY GENERAL

DIVISION OF REGIONAL OFFICES
POUGHKEEPSIE REGIONAL OFFICE

June 21, 2022

Justin M. Grassi, Esq.
Jones Steves LLP
68 West Avenue
P.O. Box 4400
Saratoga Springs, New York 12866
via email to: jgrassi@saratogalaw.com

Re: Compliance with NYS Real Property Law

Dear Mr. Grassi,

The New York State Office of the Attorney General (“OAG”) has received a number of complaints alleging that your client Michael Giovanone, partner of Giovanone Real Estate Partners LP, has engaged in harassment of a residents residing at Saratoga Lakeview (“Lakeview”) manufactured home park.

Please be aware that New York state laws make it illegal for owners to engage in any action that is intended to force tenants to leave their homes or otherwise give up their rights under law. This means that owners are prohibited from interfering with tenant’s privacy, comfort and quiet enjoyment of a tenant’s home. For example, an owner may not threaten a tenant persistently or suggest that the tenant must move out because they are behind in the rent. These actions could be considered harassment. It is also a Class A Misdemeanor for owners to threaten tenants, change their locks, or otherwise try to force tenants from their residences without a court order.

Also, tenants are entitled to a livable, safe, and sanitary residence whether they are paying rent or not. An owner’s failure to provide essential services such as hot water or electricity, or to make necessary repairs in a timely fashion is a breach of the warranty of habitability.

Finally, an owner may not refuse to renew a tenant’s lease because the tenant made a good faith complaint to the owner or to a government agency about the tenant’s rights. There is a presumption that an owner is retaliating against a tenant if the tenant made a complaint to the owner or a government agency about the tenant’s rights within one year of the owner refusing to renew the tenant’s lease or unreasonably increasing the rent.

As such, the OAG directs you to immediately cease and desist your harassment of tenants at this property.

Your prompt attention to this matter is anticipated.

Thank you.

Sincerely,

Vinita Kamath

Vinita Kamath
Assistant Attorney General

/Encl.