

# The 2018 Worst Evictors across New York City

Below is a list of landlords who evicted the most tenants across the city in 2018.

**Evictions are not your fault.** If your landlord is taking you to court, you aren't alone. If your landlord is on this list, it means they evict A LOT of people. Their model has worked, in part, because landlords and their lawyers have controlled our city's housing courts. But that's changing. Tenants fought and won the Right to Counsel (RTC), which has been a powerful tool to fight back against evictions.

*Tenants:* Stand up, use RTC, organize and fight back! We are here to fight with you. **When you fight, we all win.**

[View list](#)

# 1

## PHILLIP WISCHERTH

Estates NY Real Estate Services LLC, LeFrak Organization

Citywide

**189 Evictions**

## NYC's Worst Evictors



**7352** families sued\*

**0.57** lawsuits per family

**77%** rent stabilized

Funded by **Chase, Wells Fargo, M&T Bank, Capital One** (*Among Others*)

Represented by **Daniels, Norelli, Cecere & Tavel; Horig, Welikson &**

**Rosen** (*Among Others*)

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While Phillip Wischerth is listed as the Head Officer on these buildings, and pictured here, the shareholders belong to the LeFrak family. [Here](#) is some information about Richard LeFrak, the CEO of the LeFrak Organization. If you live in a building owned by this worst evictor and want to organize, [email us](#) to get involved!

# 2

## **VED PARKASH**

Parkash 242 LLC

Citywide

**175 Evictions**

**4214** families housed

**97%** rent stabilized

Funded by **Signature, New York Community Bank, Peapack Gladstone, Capital One**  
(Among Others)

Represented by **Anurag Parkash** (Among Others)

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Ved Parkash uses housing court a lot. Over a 2.5 year period, there were 449 more filings issued than families housed in the buildings he owns. Named by the NYC Public Advocate as the Worst Landlord in November 2015, Ved Parkash uses housing court as a vehicle to collect rent and evict tenants. If tenants want to get repairs or communicate with Parkash, they know housing court is the place to go to track down one of his sons. Parkash has a pattern of suing tenants in court cases that have no merit, which is a form of harassment. He also denies quality repairs and basic services to tenants.

In response to Parkash's predatory behavior, Community Action for Safe Apartments (CASA) and Northwest Bronx Community and Clergy Coalition (NWBCCC) began organizing together and started several Tenant Associations which led to the formation of the Parkash Tenant Coalition (15 buildings were represented in the coalition). In July 2016, the Tenant Coalition met face to face with Parkash and won several demands. As a result, Parkash has shifted his behavior in some buildings, but his pattern of suing tenants has not ended.

Read more about Parkash [here](#), [here](#), [here](#), [here](#) and [here](#).

# PETER FINE

Atlantic Development Group

Citywide

## 167 Evictions

8363 families housed

4200 families sued\*

0.5 lawsuits per family

73% rent stabilized

Funded by **NYC Government Financing, Bank of America, BNY Mellon, Capital One** (*Among Others*)

Represented by **Offer Waide** (*Among Others*)

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Other than his widespread use of housing court, we don't know a lot about Peter Fine because none of the members of the Coalition are organizing in buildings he owns yet. If you live in a building owned by this worst evictor and want to organize, [email us](#) to get involved!

# 4

**FIGENE SCHNEIR**

Citywide

## 150 Evictions

6295 families housed

3884 families sued\*

0.6 lawsuits per family

36% rent stabilized

Funded by **Wells Fargo, BNY Mellon, Citi, NYC Government Financing** *(Among Others)*

Represented by **Green & Cohen PC; Stephen Pianoforte** *(Among Others)*

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You can read more about Omni [here](#) and [here](#).

# 5

*Douglas Eisenberg of A&E*

## DONALD HASTINGS & DOUGLAS EISENBERG

A&E Real Estate

## 150 EVICTIONS

**10928** families housed

**3866** families sued\*

**0.4** lawsuits per family

**78%** rent stabilized

Funded by **Blackstone, Signature Bank, Capital One, New York Community Bank**  
(*Among Others*)

Represented by **Heilberger & Associates** (*Among Others*)

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This landlord has a pattern of buying old, worn out buildings in working class neighborhoods of color; letting the apartments of long-term tenants fall into disrepair; and making them wait for months for low-quality repairs. Many tenants also say that this landlord is often unresponsive, neglectful, and rude, and gives preferential treatment to new tenants and their apartments as compared to tenants who have lived in the building longer. They also impose huge rent increases through IAs, often from questionable renovations to vacant apartments and unnecessary and inflated Major Capital Improvements (MCIs), and use preferential rents to mask outrageously high legal rents, which are often the result of vacancy bonuses and inflated Individual Apartment Increases (IAI's).

Read more about A&E [here](#), [here](#) and [here](#).

# RON MOELIS

L+M Development Partners Inc, among others

Citywide

## 118 Evictions

9419 families housed

4694 families sued\*

0.5 lawsuits per family

61% rent stabilized

Funded by **NYC Government Financing, Bank of America, Citi** *(Among Others)*

Represented by **Cullen & Associates PC** *(Among Others)*

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Ron Moelis is a for profit affordable housing developer who receives a lot of public money. You can read more about Ron Moelis on his [website](#) and [here](#). See [this article](#) about his close ties to former Deputy Mayor Alicia Glen.

# 7

## JOEL WIENER, AMONG OTHERS

Citywide

## 106 Evictions

8126 families housed

4437 families sued\*

0.5 lawsuits per family

83% rent stabilized

Funded by **New York Community Bank, Capital One, BankUnited, Fannie Mae**  
(*Among Others*)

Represented by **Hertz, Cherson & Rosenthal** (*Among Others*)

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As reported by the Daily News, “the Pinnacle Group is notorious for illegally hiking rents and issuing false eviction notices in 63 borough buildings from 2004 to 2010...More than 30,000 tenants accused the landlord — one of the city's largest owners of rent-stabilized properties — of harassment in a lawsuit settled in 2011. Pinnacle agreed to fork over \$2.5 million in legal fees to help those who say they were overcharged or harassed seek compensation.”

This company is an example of what tenants groups have been organizing against for years, called [Predatory Equity](#).

Read more about Pinnacle [here](#), [here](#), [here](#) and [here](#).



8

# LARRY GLUCK

Stellar Management

Citywide

## 101 Evictions

7982 families housed

4395 families sued\*

0.6 lawsuits per family

51% rent stabilized

Funded by **Capital One, New York Community Bank, BankUnited, Signature**  
(Among Others)

Represented by **Cullen and Associates PC** (Among Others)

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Former real estate lawyer, Larry Gluck, is known for de-regulating affordable housing. According to the Real Deal, "Gluck is perhaps best-known for removing Tribeca's 1,300-unit Independence Plaza from the rent-regulated Mitchell-Lama program, despite ongoing legal battles with tenants. Rents in the complex at 40 Harrison Street now top \$5,000 a month, more than five times what tenants paid just a few years ago." In another large purchase, Gluck bought the Harlem Riverton Houses. In an interview with the Real Deal, Cynthia Allen, the president of the tenants' association, said "he talked a really good game; He wanted everyone to think he was this wonderful, great guy. He wasn't going to say, 'Look, my plan is to get rid of 50 percent of you.' However, that's exactly what Riverton's financing called for."

Gluck has specialized in the past few years in de-stabilizing housing by inflating building and apartment renovation costs. According to Crains, "A review of several lawsuits against Stellar reveals how expensive or dubious renovations enabled the owner to convert rents to market-rate."

9

## JONATHAN WIENER

Chestnut Holdings

Citywide

### 99 Evictions

**6206** families housed

**4003** families sued\*

**0.6** lawsuits per family

**91%** rent stabilized

Funded by **New York Community Bank, Santander, Chase, Signature, Apple Bank**  
(Among Others)

Represented by **David Moss, David L Moss & Associates** (Among Others)

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Jonathan Weiner, the brother of Joel Weiner of The Pinnacle Group is one of the largest owners of rent stabilized housing in the Bronx. In 2013, the Chestnut Holdings Tenant Coalition organized by Community Action for Safe Apartments (CASA), Northwest Bronx Community and Clergy Coalition (NWBCC) and New York Communities for Change (NYCC), and representing more than 400 tenants from 18 Chestnut Holdings buildings, sent a letter to

of adequate security, lack of adequate extermination, lack of respect for tenants' right to organize, and others. For tenants who struggle with all of the above, receiving rent bills marked urgent with numerous non-rent fees feels like the landlord is doing everything possible to make them move out, short of changing the locks. Tenants in this Coalition felt so abused by Chestnut Holdings widespread use of non rent fees on their bills, such as fees on appliances (air conditioner, washing machine, dryer, and dishwasher), legal fees, damage fees, Major Capital Improvement (MCI) rent increases and other miscellaneous fees, that they wrote a report about it, which you can read [here](#).

The Coalition pursued many tactics to be able to live with dignity and respect, including a march to Jonathan Weiner's house in Riverdale. In response, instead of addressing tenants' concerns, Jonathan Weiner's staff staged a counter protest outside of CASA-New Settlement Apartments' main office. They were invited in for coffee but declined. Tenants in Chestnut Holdings buildings today continue to organize and struggle for respect and dignity.

You can read about Jonathan Weiner and Chestnut Holdings [here](#), [here](#), [here](#) and [here](#).

# 10

## **JAY ROSENFELD**

AMA LLC

Citywide

### **99 Evictions**

**0.3** lawsuits per family

**79%** rent stabilized

Funded by **Capital One, New York Community Bank, Chase, Freddie Mac** *(Among Others)*

Represented by **Gutman, Mintz, Baker, & Sonnenfeldt, P.C.; Horing, Welikson & Rosen** *(Among Others)*

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Other than his widespread use of housing court, we don't know a lot about Jay Rosenfeld because none of the members of the Coalition are organizing in buildings he owns yet. If you live in a building owned by this worst evictor and want to organize, [email us](#) to get involved!

11

*Irving Langer of E&M*

**LEIBEL LEDERMAN, JOEL  
GOLDSTEIN & IRVING LANGER**

E&M Associates

Citywide

## NYC's Worst Evictors



**4643** families housed

**1514** families sued\*

**0.3** lawsuits per family

**62%** rent stabilized

Funded by **Arbor Realty Trust, Signature, New York Community Bank, Investors Bank** (*Among Others*)

Represented by **Green and Cohen, PC; Scott Gross; Azoulay Weiss LLP** (*Among Others*)

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In December of 2018, E&M [sold](#) 50 buildings for more than \$250 million to Sugar Hill Capital Partners and they [sold](#) 21 buildings to Black Spruce Management and NYC Housing Partnership for \$76.25 million. It's too soon to tell if the new landlords will continue the practices of E&M.

# 12

## **SAM APPLEGRAD**

University Realty Holdings

Citywide

**02** Evictions

**1569** families sued\*

**1.1** lawsuits per family

**93%** rent stabilized

Funded by **Signature, Capital One, BankUnited, New York Community Bank**  
(Among Others)

Represented by **Mark H Cohen & Associates, Caiola & McKenzie** (Among Others)

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Sam Applegrad uses housing court a lot. Over a 2.5 year period, there were 189 more filings issued than families housed in the buildings he owns. Other than his widespread use of housing court, we don't know a lot about Sam Applegrad because none of the members of the Coalition are organizing in buildings he owns yet. If you live in a building owned by this worst evictor and want to organize, [email us](#) to get involved!

13

**DAVID KLEINER (AKA "DAVID DAVID")**

ELSMERE ASSOCIATES LLC

Citywide

## NYC's Worst Evictors



**2224** families housed

**1541** families sued\*

**0.7** lawsuits per family

**31%** rent stabilized

Funded by **Bank of New Jersey, Capital One, Chase, New York Community Bank** (*Among Others*)

Represented by **Caiola and McKenzie, P.C.; Mark M. Cohen & Associates, P.C.** (*Among Others*)

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David David is known for a lack of repairs in his buildings. Tenants in his buildings have complained about lack of heat and hot water, leaks and plumbing issues, electrical issues, peeling paint, and vermin, among other things. In addition, many tenants who have tried to organize in buildings he owns have been harassed for their involvement and many were made to fear losing their preferential rents.

# 14

## **MARK ENGEL**

LANGSAM PROPERTY SERVICES CORP

## 50 EVICTORS

**6218** families housed

**3427** families sued\*

**0.6** lawsuits per family

**93%** rent stabilized

Funded by **Signature Bank, Santander Bank, Apple Bank, Capital One** (*Among Others*)

Represented by **Novick Edelstein Lubell Reisman Wassermam & Leventhal**

**PC** (*Among Others*)

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Other than his widespread use of housing court, we don't know a lot about Mark Engel because none of the members of the Coalition are organizing in buildings he owns yet. If you live in a building owned by this worst evictor and want to organize, [email us](#) to get involved!

# 15

## ADAM WEINSTEIN

Phipps Houses Group

Citywide

**83 Evictions**



**0.3** lawsuits per family

**58%** rent stabilized

Funded by **NYC Government Financing, Capital One, Chase, Bank of America**  
(Among Others)

Represented by **Sontag & Hyman, P.C.** (Among Others)

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Phipps Houses is a non-profit affordable housing developer and landlord. You can read about them [here](#), [here](#) and [here](#).

# 16

## MOSHE PILLER

Parkchester Apts LLC

Citywide

### **82 Evictions**

**2967** families housed

**3425** families sued\*

**1.2** lawsuits per family

**97%** rent stabilized

Represented by **Novick Edelstein Pomerantz, PC** (*Among Others*)

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Moshe Piller uses housing court a lot. Over a 2.5 year period, there were 458 more filings issued than families housed in buildings he owns. Described by the press as “infamous”; by his tenants as “notorious” and “slumlord”; and by then Public Advocate Letitia James as “one of NYC’s Worst Landlords”, Moshe Piller has a long and troubling history of negligence, harassment, and displacement. Tenants in his Brooklyn buildings, like 2010 Newkirk Ave in Flatbush, have fought for years for basic repairs, living with repeated leaks and ceiling collapses that have lead to mosquito and mold infestations; vermin; dangerous electrical work, and more. In the Bronx, two children living in one of his buildings were killed by an exploding radiator. While he was failing to provide basic services in his buildings, Moshe Piller continued taking Brooklyn tenants to court for non-payment of rent. In at least 2010 Newkirk Ave, he did this even though he had overcharged tenants for many years. In 2017, these tenants won more than \$162,000 in overcharges and penalties after they filed a lawsuit in State Supreme Court together with Flatbush Tenant Coalition and Brooklyn Legal Services.

Here is what tenants said about Piller in 2016, as they filed an overcharge case.

We live in a building with bathroom leaks, cracking floors, mice, rats, no working stoves for weeks. And he defrauds us of our money and takes us to court saying we owe him more. These landlords are robbing people and they know they are doing it. -Jean Alleyne

This landlord cheated us since we moved into this building. He was taking money from us that he shouldn’t have been taking and he was putting it in his pocket, not doing repairs. This building needs a lot of repairs and we’ve lived in horrible conditions for so long. It is a violation of our rights. Tenants have the right to be treated respectfully. -Yvonne & Dalphee Champagne

# 17

## DAVID BREUER

Renaissance Equity Holdings LLC

Citywide

### 78 Evictions

**2496** families housed

**2167** families sued\*

**0.9** lawsuits per family

**100%** rent stabilized

Funded by **New York Community Bank** *(Among Others)*

Represented by **Slochowsky & Slochowsky LLP; Benjamin Z. Epstein** *(Among Others)*

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In a 2.5 year period, David Breuer filed almost one lawsuit in housing court for every family that lives in a building he owns. Other than his widespread use of housing court, we don't know a lot about David Breuer because none of the members of the Coalition are organizing in buildings he owns yet. If you live in a building owned by this worst evictor and want to organize, [email us](#) to get involved!

# 18

## STEVEN FINKELSTEIN

Charlotte Bailey LLC, Finkelstein Timberger East Real Estate, Among Others

Citywide

### 77 Evictions

4249 families housed

2399 families sued\*

0.6 lawsuits per family

96% rent stabilized

Funded by **People's United Bank, BankUnited, Cantor Commercial, Capital One** (*Among Others*)

Represented by **Richard Langer, Jim McElwain** (*Among Others*)

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[View on Who Owns What](#)

Often after Finkelstein buys a building, he imposes MCI after MCI starting with gut renovating entire bathroom and kitchens that have left numerous families without working bathrooms and a kitchen to cook in for several weeks up to months at a time. The construction has subjected families to unsafe and hazardous conditions and tenants who refused the renovations, were threatened with housing court for denying access.

Here is what two Finkelstein Tenants have to say:

*Juan Nunez:* In 2015 at 2770 -80 Kingsbridge Terrace, Mr. Finkelstein decided it was time for our bathrooms and kitchens to be renovated, even though an entire line of apartments in my building had new kitchens installed back in 2011 due to a fire that occurred years before. But that didn't stop Mr. Finkelstein from sending letters and harassing tenants to allow for the work to begin or face possible evictions. Once the work began it was a complete disaster. Each building had to share ONE bathroom during construction and at times only one

smaller, the kitchen cabinets were falling apart and as a result more repairs were ultimately needed in order to fix the shoddy work that was done. He was granted Major Capital Improvements (MCI's) and tenants are struggling to keep up with rising rent.

*A. Omar Owens:* MCI's are permanent and cause eviction. I have seen the increasing numbers of young families fleeing in the middle of the night not wanting to face the humiliation of broad daylight evictions. Single-parent households and one income families,

fixed income retirees are stretched beyond limit bearing the burden of how to make ends meet while paying close to 50% of their income to rent.

Read more on Finkelstein [here](#), [here](#) and [here](#).

# 19

## **LABE TWERSKI**

Residential Management

Citywide

### **77 Evictions**

**4681** families housed

**2918** families sued\*

**0.6** lawsuits per family

**68%** rent stabilized

Represented by **Tenenbaum, Berger & Shivers** (*Among Others*)

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Labe Twerski is ranked #13 on the Public Advocate's [Landlord Watchlist](#) and you can read more about him [here](#). If you live in a building owned by this worst evictor and want to organize, [email us](#) to get involved!

# 20

## MATTHEW BECKER

Simply Better Apartments

Citywide

**75 Evictions**

**3496** families housed

**2214** families sued\*

**0.6** lawsuits per family

**85%** rent stabilized

Funded by **New York Community Bank, Signature, Capital One, Arbor Realty Trust**  
(*Among Others*)

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We don't know a lot about Matthew Becker because none of the members of the Coalition are organizing in buildings he owns yet. If you live in a building owned by this worst evictor and want to organize, [email us](#) to get involved!

## DISHONORABLE MENTIONS



Wavecrest  
*125 Evictions*

JLP Metro Management  
*101 Evictions*

According to our research, both of these entities are management companies that also appear to own buildings in some cases. Due to the way they register their properties—in

manage. However, given the amount of evictions associated with them, and their reputations within the community, we wanted to give them a "dishonorable mention."



This resource is made “by tenants for tenants” and is maintained by the [Right to Counsel NYC Coalition](#).

[Click here](#) to provide feedback about the website.



Made with NYC ♥ by the team at [JustFix.nyc](#) and the [Anti-Eviction Mapping Project](#).