

RECEIVED Dec 31 1:00 PM

NOTICE OF TERMINATION

TO: HELENA RAJEWSKY a/k/a ILYANA RAJEWSKY
a/k/a HELEN RAJEWSKY and
New York Foundation for Senior Citizens
Guardian Services Inc. As Guardian
20 Prince Street a/k/a 20-22 Prince Street
Apartment 36
New York New York 10012

OCCUPANTS: "JOHN DOE" and/or "JANE DOE"

PLEASE TAKE NOTICE, that your tenancy is hereby terminated effective

December 23, 2012 for the reason that:

You are committing or permitting a nuisance in the subject housing accommodation, and as a result of said nuisance you are interfering substantially with the comfort and safety of the landlord and of other tenants and occupants of the subject building.

In this regard, you are frequently observed smeared with feces, digging through garbage dumpsters and containers, and bringing items of garbage back to your apartment. You defecate in plastic bags and jars, which you keep in your feces-stained apartment. As a result, a horrific and sickening odor emanates from your apartment.

Moreover, your conduct as described above has attracted roaches, vermin and other pests to your apartment. The unsanitary and filthy condition of your apartment has created a breeding ground for roaches, vermin and pests, which could also spread to other apartments and other areas of the building. In fact, roaches, vermin and other pests have been observed scurrying from under your apartment door into the hallway of the building.

Your conduct as described above creates a serious health and safety hazard which adversely affects the landlord and other tenants and occupants. Other tenants have complained to the landlord about the horrible stench emanating from your apartment, about the unsanitary conditions of the premises and about the roaches, vermin and other pests originating from your apartment.

In 2008, your nuisance conduct in turning your apartment into a malodorous garbage dump compelled the landlord to commence a summary holdover proceeding sub nom 20-22 Prince LLC v. Helena Rajewsky, et al, Index No. L & T 58235/08. That proceeding was settled pursuant to Stipulation of Settlement entered into with your Article 81 Guardian, which, inter alia, provided for a one year probationary period.

It is evident that the nuisance conditions which compelled the landlord to commence the prior proceeding have recurred.

No Notice to Cure is served herein on these nuisance allegations, based upon the serious nature of the situation created at the premises and the continuing nature of this situation.

PLEASE TAKE FURTHER NOTICE, that the demised premises are subject to the Rent Stabilization Law of 1969 as Amended, and pursuant to said law, the owner has duly registered this unit with the New York State Division of Housing and Community Renewal (D.H.C.R.) and the past due rent if any sought herein does not exceed the legal rent for the premises as registered.

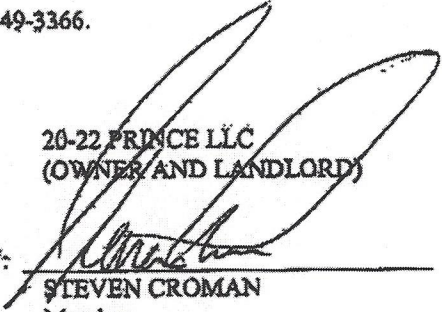
PLEASE TAKE FURTHER NOTICE, that pursuant to your lease you are responsible for legal fees incurred by the landlord with regard to the preparation and service of this notice and any and all work done prior to and subsequently thereto, based upon your default under the lease.

PLEASE TAKE FURTHER NOTICE, that you are hereby required to quit, vacate and surrender possession of the premises to the landlord on or before
December 23, 2012 and that upon your failure to so quit, vacate and surrender possession, the landlord will commence appropriate proceedings to recover possession of the premises.

PLEASE TAKE FURTHER NOTICE, that any response to this notice should be sent and directed to attorneys for the landlord, Rose & Rose at 291 Broadway, 13th floor, New York, New York 10007, whose telephone number is (212) 349-3366.

Dated: New York, New York
November 21, 2012

20-22 PRINCE LLC
(OWNER AND LANDLORD)

BY: 
STEVEN CROMAN
Member

Additional address:
MORRIS K. MITRANI, PC
Attorney for Article 81 Guardian
100 Park Avenue, 20th floor
New York, New York 10017

NEW YORK FOUNDATION FOR SENIOR CITIZENS
Article 81 Guardian
11 Park Place, 14th floor
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