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## Notorious Landlord Steve Croman Stayed in Office 7 Months Past Lease

By Allegra Hobbs (//www.dnainfo.com/new-york/about-us/our-team/editorial-team/allegra-hobbs) | August 29, 2017 7:23am

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Steve Croman's 9300 Realty was given one more chance to move out of its Broadway office space by Monday.

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DNAinfo/Allegra Hobbs

**NOHO** — A controversial landlord being investigated for tenant harassment was given one last chance to clear out of his real estate management office after it had overstayed its lease seven months past its expiration date, according to court documents.

Steve Croman's 9300 Realty Management had already overstayed its welcome at the office at 632 Broadway when an initial agreement to extend its lease was reached. But it missed the second deadline to get out, leading to a holdover proceeding to evict it this month, records show, though a judge put a hold on those eviction proceedings as long as Croman's staff cleared out by Monday.

The company's lease at the NoHo office expired Dec. 31, 2016, but when the company didn't clear out in time it reached an agreement with landlord Renaissance 632 Broadway, LLC in February 2017 to let it stay in the space through the end of June, records show.

According to the February stipulation, if 9300 was not out of the premises by June 30, Renaissance could file a holdover proceeding requesting a final judgment of possession and an eviction warrant against the realty company.

But as that deadline came and went, Croman's crew stayed in the office, according to a holdover proceeding then filed by Renaissance's attorney, which modified the initially agreed-upon June move out to July 31.

A proceeding, dated Aug. 1, requests a final judgment of possession and warrant of eviction against Croman and his company, and requests it cough up the holdover rate for the extra days spent in the premises.

The two parties quickly reached an agreement allowing Croman's team to stay in the office through Aug. 28 — a warrant of eviction would be stayed through that date only, according to a judgment signed by New York Civil Court Judge Debra Rose Samuels on Aug. 9, who awarded possession of the space to Renaissance.

The defendants agreed to pay \$35,976.04 for the extra days of occupancy, the judgment reads.

The realty company posted a cheerful notice to its door Monday notifying tenants of the move, according to EV Grieve (<http://evgrieve.com/2017/08/following-eviction-proceedings-steve.html>).

Croman is a controversial landlord whose alleged attempts to evict tenants through harassment techniques have recently made him the focus of two investigations by the Attorney General's office.

After a yearlong investigation by Attorney General Eric Schneiderman's office uncovered Croman had lied about his rental income to score millions in refinancing loans, Croman in June pleaded guilty (<https://www.dnainfo.com/new-york/20170606/east-village/steve-croman-plea-deal-attorney-general-sentencing-fraud>) to several fraud charges and will be sentenced next month to one year at a Rikers Island jail facility.

A separate civil case (<https://www.dnainfo.com/new-york/20160509/east-harlem/tenants-celebrate-indictment-of-controversial-landlord-steve-croman>) by Schneiderman's office against Croman remains ongoing, that one alleging the landlord attempted to oust rent-stabilized tenants with aggressive harassment tactics.

A spokesman for 9300 Realty said the arrangement was a mutually agreed-upon extension as the company moves into a new office space.

"9300 Realty moved to a new office today. Our office lease had come to an end and we filed a mutually agreed upon extension to the lease with our landlord while we finished the fit out in our new space," said the spokesman.

An attorney for Renaissance would not speak about the case except to say the two parties reached an agreement.

The petition can be read in full below.

[Renaissance v. Croman Real Estate](https://www.scribd.com/document/357451633/Renaissance-v-Croman-Real-Estate#from_embed) ([https://www.scribd.com/document/357451633/Renaissance-v-Croman-Real-Estate#from\\_embed](https://www.scribd.com/document/357451633/Renaissance-v-Croman-Real-Estate#from_embed)) by [DNAinfoNewYork](https://www.scribd.com/user/233457468/DNAinfoNewYork#from_embed) ([https://www.scribd.com/user/233457468/DNAinfoNewYork#from\\_embed](https://www.scribd.com/user/233457468/DNAinfoNewYork#from_embed)) on Scribd

17N069799

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK

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RENAISSANCE 632 BROADWAY, LLC,  
Petitioner-Landlord,

-against-

CROMAN REAL ESTATE INC.,  
632 BROADWAY, PORTION OF SEVENTH (7<sup>TH</sup>) FL.,  
NEW YORK, NEW YORK 10012,  
Respondent(s)-Tenant(s),  
9300 REALTY MANAGEMENT, INC., "XYZ CORP.", "JOHN DOE" and "JANE DOE",  
Respondent(s)-Undertenant(s).

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**PETITION HOLDOVER**

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BERLINER & PILSON  
Attorneys for  
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40 CUTTER MILL ROAD  
SUITE 308  
GREAT NECK, NEW YORK 11021  
TEL: (516) 304-5555

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AUG - 9 2017  
H/O

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To \_\_\_\_\_ Signature (Rule 130-1.1-a)

Attorney(s) for Petitioner-Landlord ~~Eric L. Berliner~~  
Richard J. Pilson

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Service of a copy of the within \_\_\_\_\_ is hereby admitted.

Dated, \_\_\_\_\_

Attorney(s) for \_\_\_\_\_

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Please take notice  
 NOTICE OF ENTRY  
that the within is a (certified) true copy of a  
duly entered in the office of the clerk of the within named court on \_\_\_\_\_

The judgment staying an eviction warrant through Aug. 28 can be read in full below.

Judgment Renaissance v. Croman ([https://www.scribd.com/document/357451762/Judgement-Renaissance-v-Croman#from\\_embed](https://www.scribd.com/document/357451762/Judgement-Renaissance-v-Croman#from_embed)) by DNAinfoNewYork ([https://www.scribd.com/user/233457468/DNAinfoNewYork#from\\_embed](https://www.scribd.com/user/233457468/DNAinfoNewYork#from_embed)) on Scribd

New York County Civil Court  
Landlord and Tenant Judgment

Index Number: LT-069799-17/NY

Petitioner(s):  
Renaissance 632 Broadway LLC

vs.

Respondent(s):  
Croman Real Estate Inc;  
9300 Realty Management Inc;  
"XYZ Corp";  
"John" "Doe";  
"Jane" "Doe"

A Notice of Petition and Holdover Petition duly verified and proof of service having been filed with this court and the issue having been settled between the parties, a final order is made, Per Stipulation of Parties in favor of Petitioner: Renaissance 632 Broadway LLC.

On Motion of: Berliner & Pilson  
40 Cutter Mill Road, Suite 308, Great Neck, NY 11021

**IT IS ADJUDGED:**

That possession of the premises, described in the petition located at 632 Broadway, Portion of Seventh -7th- Floor, New York, NY 10012-, be awarded to the petitioner(s).

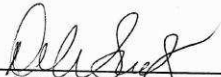
Petitioner creditor(s) and address(es):  
(1) Renaissance 632 Broadway LLC

Respondent debtor(s) and address(es):  
(1) Croman Real Estate Inc, at 632 Broadway, Portion of Seventh -7th- Floor, New York, NY 10012  
(2) 9300 Realty Management Inc, at 632 Broadway, Portion of Seventh -7th- Floor, New York, NY 10012  
(3) "XYZ Corp", at 632 Broadway, Portion of Seventh -7th- Floor, New York, NY 10012  
(4) "John" "Doe", at 632 Broadway, Portion of Seventh -7th- Floor, New York, NY 10012  
(5) "Jane" "Doe", at 632 Broadway, Portion of Seventh -7th- Floor, New York, NY 10012

**IT IS FURTHER ORDERED:**


That a warrant of eviction shall issue removing all named respondents from the described premises. The Execution of the Warrant is Stayed per Stipulation/Order.

Date of Decision: 08/09/2017

  
Honorable Debra Rose Samuels  
Civil Court Judge (NYC)

Judgment entered at New York County Civil Court, 111 Centre Street, New York, NY 10013, in the STATE OF NEW YORK in the total amount of \$0.00 on 08/10/2017 at 04:18 PM

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