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# Grimble & LoGuidice, LLC

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## Tenant Relocators: Every Slumlord Needs a Sidekick

New York City's more villainous slumlords have been using "tenant relocation specialists" for years. As the practice grows more widespread, these "relocators" are becoming increasingly cartoonish.

### The Muscle

Anthony Falconite is frequently featured in news articles by now, which describe his alleged intimidation of rent-stabilized tenants. According

to the [New York Daily News](#), he is a former police officer, and his [tactics](#) are reported to include barging into people's apartments, photographing their mail, and following tenants to work.

Attorney General Schneiderman issued a [Cease and Desist](#) letter against Falconite last summer, but according to the Daily News, it hasn't stopped Falconite yet.

## The Honeypot

One of our clients has recently come to us saying that a "model" was sent to him by his landlord—who just purchased over a dozen buildings in the east village—to encourage him to take a buyout. An agent of the landlord told our client he would like her, due to her appearance.

According to our client, this "model" has started approaching all of the rent-stabilized tenants in these east village buildings; asking to come into their apartments, and repeatedly offering meager sums of money to move out, even after the tenants refused. This woman is friendly. She comes bearing bottles of wine or baked goods, and urges rent-stabilized tenants to leave their homes.

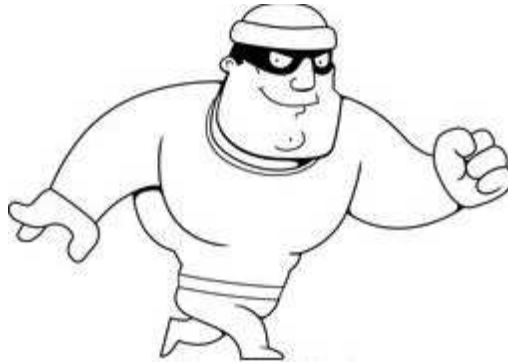
Beware of sleazy measures like this. Sugary buy-out harassment has the same invidious goal: to get rent-regulated tenants out.

## The Keystone Kops

According to the [West Side Spirit](#), the NYPD investigating a recent incident in which three men [impersonated police officers](#) to gain unauthorized access to a building on the upper west side.

The article states that these men flashed fake badges and claimed to be from the NYPD. They questioned rent-stabilized tenants about their

apartments and their tenancy status, asking how long tenants had lived in their homes, and who lived with them.



These antics are illegal. Mayor de Blasio recently signed **three new laws** protecting tenants from these antics, but harassing tenants to force them to give up rent-stabilized apartments already violated New York statutes. If you have experiences with any of these or other tenant "relocation specialists," tell us about it!

Posted on November 3, 2015 .

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**Xxx**wrote, 2 days ago

The paragraph marked 'Anthony falconite intimidation attacking rent stabilized tenant ' is false claim. According to record, rent stabilized tenant was the high % of the victim coming forward to the media. Other tenant type has been fading out in media approaching.

If you do your research right as public record, falconite victim has been.....

A) Croman tenant of rent stabilized, rent control, seniors include non English speaking and disabled, hud regulated building Croman own, hud regulated buildings Croman do not own or manage.

B) Yes, falconite whether working alone or together with Croman property manager has been seen trespass into building not own or managed by Croman picks family member who is Croman tenant friends or family member and fake a case that Croman falconite picks to harass has a 2nd apt there using this tatic to push buyout and hello eviction if tenant don't accept the buyout. The innocent other building not

Croman own or managed become also a victim into court proceeding and that picked building tenant and their landlord now must come in and spend \$ to fight Croman and falconite false court case. Meaning taking business activity of other landlord turn it around for self use. All you need is a tenant reside else where that is a family member or is a caretaker of a Croman tenant. If that other picked victim is a disabled seniors under dr care and do not qualify for free legal help and can't afford paid lawyer he/she will stuck allowing Croman to make multiple return visit attack one case after another to the unfortunate victim and his/her landlord. That mean accusing other building doing illegal apt renting and is it is a government subsidy apt that landlord can be investigated for fraud for something they did not do wrong. There are cases of such by Croman in court.

C) rent control succession right tenant and caretaker are a high approached victim.

D) there are also eviction cases where tenant are so weak it has to let Croman win because cannot get legal help as don't qualify for free attorney and pay attorney fear cannot get pay and are senior disabled and non English speaking. Falconite has been helping Croman Attacking such victim very heavy in court with help if false affidavit by other Croman employee who is so stupid to agree to sign off these affidavit and get themselves into trouble with the law. Same for all the attorney who is supporting these false claim cases

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