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**\*\*\*FOR IMMEDIATE RELEASE\*\*\***

***Legal Aid Files Lawsuit Against Landlord of Severely Neglected  
Bronx Buildings with Over 600 Open Housing Violations***

***Litigation Seeks Immediate Repairs to Dangerous Conditions that  
have Long Plagued Tenants***

(BRONX, NY) — The Legal Aid Society’s Housing Justice Unit Group Advocacy today filed a [lawsuit](#) in Bronx Housing Court against Fordham Fulton Realty Corporation, headed by Karan Singh and Rajmattie Persaud – who jointly own several apartment buildings throughout NYC – on behalf of 62 tenants residing at 530 and 540 East 169th Street in the Bronx. The connected buildings have 321 units.

The litigation seeks immediate repairs to over 600 open violations from the New York City Department of Housing Preservation and Development (HPD), including leaks in both the tenants’ apartments as well as the public hallways, elevator outages, a lack of heat and hot water, a vermin infestation, and other severe conditions in both buildings.

Earlier this year, over 1,200 HPD violations were placed in the buildings. While these violations have begun to rapidly disappear from the HPD database in the last weeks, there has not been any increase in repairs, leading tenants to believe the landlord is falsifying certifications in an attempt to obfuscate the severe nature of the buildings’ neglect. Tenants report heat and hot water outages that last days at a time, forcing tenants to heat their homes with appliances and boil water to bathe.

The buildings' elevators – which serve 17 floors – have been sporadically out of service for many years, leaving many vulnerable tenants without access to their apartments or trapped in their homes. This is particularly dangerous in an emergency, as first responders could be prevented from providing medical assistance, especially on higher floors. Elderly tenants, families with young children, and those with disabilities have been especially impacted by the landlord's refusal to enact repairs on the elevator.

“Our clients and all tenants in the Fordham Fulton Realty buildings have long suffered as a result of their landlord's neglect and refusal to address the shockingly high number of open violations throughout the buildings,” said **Zoe Kheyman, staff attorney in the Housing Justice Unit – Group Advocacy Practice at The Legal Aid Society**. “The sheer number of open violations is a clear indicator that this landlord is acting in bad faith and must be held accountable. We look forward to fighting for our clients, many of whom have lived in their apartments for decades, to remedy the dangerous conditions and restore their quality of life.”

The New York City Department of Buildings, The New York City Department of Housing Preservation and Development, and the New York City Department Of Health And Mental Hygiene were also named in the lawsuit.

The work of The Legal Aid Society's Citywide Housing Justice Unit – Group Advocacy Practice is supported by the City's Human Resource Administration (HRA).

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*The Legal Aid Society exists for one simple yet powerful reason: to ensure that New Yorkers are not denied their right to equal justice because of poverty. For over 140 years, we have protected, defended, and advocated for those who have struggled in silence for far too long. Every day, in every borough, The Legal Aid Society changes the lives of our clients and helps improve our communities. <https://www.legalaidnyc.org>*