



March 25, 2025

Ahmed Tigani
Acting Commissioner
NYC Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Subject: Conditions at 109 East 9th Street, New York, NY 10003

Dear Commissioner Tigani:

We write regarding the ongoing situation at the residential building at 109 East 9th Street in Manhattan, and to urge that the Department of Housing Preservation and Development (HPD) promptly take all appropriate actions to ensure that residents' rights are protected.

The residents of this building report that they have been facing consistent and ongoing harassment and neglect, and we know from visits our offices have made to the building, that conditions are undeniably terrible. We understand that HPD is already working on the issues at this building, but we write to underscore the urgency of the situation and the pressing need for oversight and resolution.

The building at 109 East 9th Street has 13 single-room occupancy (SRO) units, six of which are currently occupied. The owner, 109E9 LLC, and its agent, Michael Geylik, acquired the property in July 2021, and HPD issued a Certificate of No Harassment (CONH) in March 2024. Tenants report that since the acquisition, and especially following the issuance of the CONH, they have been subjected to ongoing and intensifying harassment, unsafe living conditions, and a deteriorating quality of life.

Shortly after the acquisition of the building in 2021, the owner demolished several bathrooms and the only kitchen available to residents, leaving the tenants with inadequate temporary replacements. When 109E9 LLC applied for the CONH in 2024, the owner led tenants to expect that the restoration of the kitchen and bathrooms was among the primary reasons for the CONH, but a year later they have not been restored. Instead, in October 2024, the owner revoked tenants' access to a temporary kitchen space, leaving them without any means to cook or refrigerate food. Additionally, tenants have reported a lack of many essential services, including consistent heat, secure building access, and secure mail delivery. Tenants report that throughout the winter months, there were often dangerously low indoor temperatures, despite the commercial spaces in the same building remaining heated.

Tenants have also reported a pattern of intimidation by the landlord, including refusing to accept rent payments, and following and confronting tenants. We understand from the tenants that the landlord has

been discarding or moving their belongings from the common area, which they believe to be in response to their decision to form a tenant association. Furthermore, they report that the owner has conducted disruptive and hazardous construction work under the guise of "exploratory probing," exposing tenants to dust, debris, and other health and safety risks.

We know that you and everyone at HPD would agree that the tenants of this building deserve to live in a safe and habitable environment, free from harassment and persistent risks to their safety and security. Once again, we urge HPD to take all necessary steps to remedy the egregious conditions in this building, including reevaluating the CONH to ensure it was appropriately issued.

We thank you for your attention to this matter, and we look forward to hearing back soon. If you or your staff have any questions or would like to discuss this issue in further detail, please contact any of us directly or via Shuyi Li in Senator Kavanagh's office at sli@nysenate.gov.

Sincerely,



Brian Kavanagh
State Senator



Dan Goldman
Congressman



Mark Levine
Manhattan Borough President



Deborah J. Glick
State Assembly Member



Carlina Rivera
City Council Member