



STATE OF NEW YORK  
OFFICE OF THE ATTORNEY GENERAL

## **New York State v. Steven Croman Tenant Restitution Claims Notice**

If you are or were a tenant in a rent-stabilized or rent-controlled apartment owned by Steven Croman, you may be eligible for compensation from the Croman Tenant Restitution Fund. Please read this notice before filling out the enclosed Claim Form.

On May 9, 2016, the New York Attorney General's Office ("NYAG") sued Steven Croman and other defendants for engaging in tenant harassment, fraud, and other unlawful practices directed at rent-regulated tenants. On December 20, 2017, the parties settled the lawsuit.

The settlement requires the defendants to pay \$8 million in four equal installments into the Croman Tenant Restitution Fund, to be distributed among eligible tenants. A qualified claim is defined as entitlement to a portion of the Croman Restitution Fund because of tenancy in a rent-controlled or rent-stabilized apartment unit owned by Steven Croman. To receive payment from the Croman Tenant Restitution Fund, you must meet **both** of the following eligibility requirements:

- (i) You are or were a tenant named on a lease in a rent-stabilized or rent-controlled apartment owned by Steven Croman, and you lived in the apartment at some point between July 1, 2011 and December 20, 2017.
- (ii) You did not receive a "buyout" of \$20,000 or more, not including any amount that purported to cover rent or arrears. A buyout is payment by Steven Croman or his employees or agents in exchange for a tenant's agreement to give up the lease and vacate the apartments.

Only tenants named on the lease are eligible for payment, but if you are in the process of contesting your status as a rent-regulated or rent-controlled tenant, and have asserted that you are entitled to a rent-stabilized lease, you may submit a Claim Form for consideration.

Payments for one apartment will be divided equally among tenants named on the lease.

You are not required to participate in the claims process. If you do wish to participate, you must fill out and sign the enclosed Claim Form.

Tenants should only submit one application per household if possible. **Current tenants** must submit a Claim Form that is signed by every tenant currently on the lease or must explain why one or more tenants on the lease are unable to sign the Claim Form. **Former tenants** are not required to have every former tenant sign the Claim Form.

The NYAG or the Claims Administrator, JND, may request that you submit additional information to evaluate your application.

Each tenant who is required to sign the Claim Form must also sign and complete the enclosed Release of Claims Form to be able to receive payment from the Tenant Restitution Fund.

Neither the NYAG nor the Claims Administrator can provide you with advice, legal or otherwise, concerning your rights and options in connection with this matter, and you are encouraged to consult a lawyer before submitting a claim. If you are receiving public assistance, child support payments, or other types of financial aid, you are especially encouraged to consult with a lawyer regarding the potential impact of payments from the Tenant Restitution Fund on any assistance you receive. The following non-profit agencies have hotlines to provide legal assistance and answer questions about government benefits:

Legal Services NYC: Monday through Friday from 10am to 4pm: 917-661-4500

Legal Aid Society: Tuesdays, Wednesdays and Thursdays from 9:30 am to 12:30pm: 1-888-663-6880

You must send the completed Claim Form and any supporting documents by **November 4, 2018** to JND as Claims Administrator.

Your application must be submitted by mail to:

Croman Tenant Restitution Fund  
c/o JND Legal Administration  
P.O. Box 91349  
Seattle, WA 98111

Or via the Tenant Restitution Fund website:

[www.cromanrestitutionfund.com](http://www.cromanrestitutionfund.com)

If the Claims Administrator determines that your claim is eligible, you will receive payments in installments over a period of approximately 38-42 months. You should be aware that it will take considerable time to process all claims. We cannot estimate when payments will go out or the amount of the payments until all claims are reviewed and processed.

Please visit the Frequently Asked Questions section of the Tenant Restitution Fund website or contact JND, the Claims Administrator, by telephone at 1-833-898-4009 with any questions.

**Confidentiality Notice:** If we determine that you are eligible for compensation, only your name will be disclosed to Steven Croman. All other information will remain confidential.