INITIAL ANALYSIS:

Main Regulatory Requirements:

1. Rent Stabilization and Control: Rent-stabilized and rent-controlled apartments have specific regulations regarding rent increases, lease renewals, and tenant protections.
2. Security Deposits: Landlords are required to handle security deposits in a specific manner, including storing them in a separate bank account and providing tenants with written receipts.
3. Habitability and Repairs: Landlords are responsible for maintaining the habitability of rental units and making necessary repairs.
4. Eviction Procedures: Landlords must follow specific procedures for evicting tenants, including providing written notice and obtaining a court order.

Sub-requirements and Specific Compliance Criteria:

1. Rent Increases: Rent increases for rent-stabilized apartments are set by the Rent Guidelines Board, and landlords must provide written notice to tenants.
2. Lease Renewals: Rent-stabilized tenants have the right to a one- or two-year lease renewal, and landlords must provide written notice of the right to renewal.
3. Security Deposit Handling: Landlords must store security deposits in a separate bank account, provide written receipts to tenants, and return deposits within 14 days of the end of the tenancy.
4. Repair and Maintenance: Landlords are responsible for maintaining the habitability of rental units, including providing heat, hot water, and electricity, and making necessary repairs.
5. Eviction Notice: Landlords must provide written notice to tenants before commencing eviction proceedings, including a 14-day notice for non-payment of rent and a 30-day notice for holdover proceedings.

SYSTEMATIC REVIEW:

The provided contract clauses will be reviewed against the regulatory requirements and sub-requirements.

CLASSIFICATION REASONING:

The following contract clauses may be non-compliant:

1. Clause 6: Late Fee - Fixed Amount. $50 for each late cycle.

Reasoning: The clause does not provide a specific timeframe for considering a rent payment late, which may not comply with the requirement that a rent payment can only be considered late if it is received more than five days after it is due.

1. Clause 18: SUBLETTING. No Subletting Allowed.

Reasoning: The clause may be too restrictive, as tenants in rent-stabilized apartments have the right to sublet with the landlord's advance consent.

1. Clause 25: DEFAULT. Tenant's Default.

Reasoning: The clause may not provide sufficient notice to tenants before commencing eviction proceedings, which may not comply with the requirement that landlords provide written notice to tenants before commencing eviction proceedings.

SELF-REFLECTION CHECK:

The classification of these clauses as non-compliant is based on the provided regulatory requirements and sub-requirements. However, it is essential to consider the context and potential mitigating factors before making a final determination.

FINAL OUTPUT:

The following contract clauses are confirmed non-compliant:

1. Clause 6: Late Fee - Fixed Amount. $50 for each late cycle.

Citation: Real Property Law § 238-a.

Explanation: The clause does not provide a specific timeframe for considering a rent payment late, which may not comply with the requirement that a rent payment can only be considered late if it is received more than five days after it is due.

Confidence level: Medium.

1. Clause 18: SUBLETTING. No Subletting Allowed.

Citation: Real Property Law § 226-b(2).

Explanation: The clause may be too restrictive, as tenants in rent-stabilized apartments have the right to sublet with the landlord's advance consent.

Confidence level: Medium.

1. Clause 25: DEFAULT. Tenant's Default.

Citation: Real Property Actions and Proceedings Law (RPAPL § 711).

Explanation: The clause may not provide sufficient notice to tenants before commencing eviction proceedings, which may not comply with the requirement that landlords provide written notice to tenants before commencing eviction proceedings.

Confidence level: Medium.

Note: The confidence level is medium due to the potential for mitigating factors or contextual considerations that may impact the classification of these clauses as non-compliant.