



309—Omnibus Notice of Termination of Tenancy of Non Regulated Residences, 7-19
(in N.Y.C. serve in same manner as a Notice of Petition)

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5/9/2025

Re: Premises:

rooms
at 6360 102nd St Rego Park NY 11374
used for ☒ Dwelling ☐ Business purposes.

side Apt. No. D11

TO:

☐ Yail Aylyarova
Samion Aminov

Tenant — and,

Undertenant*

6360 102nd St Rego Park NY 11374

Apt D11

First name of Tenant and/or Undertenant being fictitious and unknown
to petitioner, person intended being in possession of the premises herein
described

or assigns, and every person in possession of the premises.

You are hereby notified that the Landlord elects to terminate your tenancy of the above described premises now held by you under monthly hiring. Unless you remove from the said premises on 8/8/2025 the day on which your term expires, the Landlord will commence summary proceedings under the Statute to remove you from said premises for the holding over after the expiration of your term within the time frame and for the reasons checked below and will demand the value of your use and occupancy of the premises during such holding over.

Pursuant to the Housing Stability and Tenant Protection Act of 2019,

- ☐ 30 Day Notice — required if a tenant has a lease of less than one (1) year
- ☐ 60 Day Notice — required if a tenant has a lease of at least one (1) year but less than two (2) years, or has lived in an apartment for more than one (1) year but less than two (2) years
- ☒ 90 Day Notice — required if a tenant has a lease of at least two (2) years, or has lived in apartment for more than two (2) years.

Dated: 5/9/2025

Ailing Li

Landlord

Jingjiang Li

Agent

65 Virginia Dr Manhasset NY 11030

Address

* Use window envelope if mailed to tenant.
Use ordinary envelope if mailed to undertenant.