



Alex Mykyta <alexmykyta@gmail.com>

Fwd: 10-63 Jackson 8C LEAK November 20 2015

Rita Kurniawan <rita@nbmgmt.com>

Mon, Nov 23, 2015 at 10:14 AM

To: Alex Mykyta <alexmykyta@gmail.com>, Varda Gillon <vardag@aol.com>, anne.mykyta@gmail.com

Hi Alex,

Thank you for the email. Again, please limit your correspondence only to your landlord. When access is required, tenants will be contacted accordingly.

Rita Kurniawan

Property Manager

New Bedford Management Corp.

210 East 23rd Street

New York, NY 10010

T: (646) 453-5263

F: (212) 532-0248

rita@nbmgmt.com**From:** Alex Mykyta [mailto:alexmykyta@gmail.com]**Sent:** Monday, November 23, 2015 9:55 AM**To:** Rita Kurniawan <rita@nbmgmt.com>; Varda Gillon <vardag@aol.com>; anne.mykyta@gmail.com**Subject:** Re: 10-63 Jackson 8C LEAK November 20 2015

Sounds good, Rita. I still would have appreciated an acknowledgement of my phone call and a call back in response to the voicemail that I left you on the night of 11/19/2015 stating that we have yet another emergency to do with the roof not being able to keep out water.

I did not say that Chris was an employee of New Bedford. I said he's an agent of New Bedford and he is because he is hired by you and is acting on your behalf in his work and interactions with us. So he does 'work' for you. He doesn't work for me and he's not showing up of his own accord.

-Alex

On Mon, Nov 23, 2015 at 9:34 AM Rita Kurniawan <rita@nbmgmt.com> wrote:

Alex, please limit your communication to your landlord only.

Please also be informed that Chris doesn't work for New Bedford.

Rita Kurniawan

Property Manager

New Bedford Management Corp.

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rita@nbmgmt.com

From: Alex Mykyta [<mailto:alexmykyta@gmail.com>]

Sent: Saturday, November 21, 2015 10:50 AM

To: Varda Gillon <vardag@aol.com>; anne.mykyta@gmail.com; rita@nbmgmt.com

Subject: Re: 10-63 Jackson 8C LEAK November 20 2015

Varda,

Chris is here now patching the roof. I am beyond frustrated with this situation and the lack of accountability. On the night of the second leak (Thursday 11/19/2015), I texted Shaq who was off duty and got the phone number of the super that was on duty. I called him and left him a voicemail that went unreturned. I called Rita and left a voicemail that was unreturned. I called and emailed you, Varda, who got in touch with us in the morning and contacted New Bedford to get a contractor to come here. We were lucky that the rain had stopped near midnight on 11/19/2015, if it had not, I would have been left to mop up water on my own without any acknowledgement of the emergency from any accountable parties.

As it stands now (11/21/2015 10:05am), our apartment is still unusable, there is water still dripping and I am assured by Chris that it will stop and that I just have to have faith that his patches will prevent any more water from entering our unit. I am not inclined to have faith given our experience thus far.

Why did this leak happen and why was it more severe than the previous one? According to Chris, it's because there are many more problems on the roof that went unaddressed. They were not found because New Bedford deemed it unnecessary to examine the roof after the last leak, and to only patch the drains. This was negligence on the part of New Bedford that resulted in another round of disturbance and damages that could have been prevented.

Given that Rita has not even acknowledged us, that the contractor, Chris, is an agent of New Bedford and does not particularly care about my concerns, I will need to continue to bother you Varda about this situation.

I appreciate your responsiveness so far, especially given that you are out of the country, but I don't think the response to this problem has been sufficient.

This apartment is not habitable for the second time in less than a month. The first leak was on 10/29/2015 and the repairs were completed on 11/11/2015. This second incident happened on Thursday 11/19/2015 and as of this moment the situation here is pretty dire. We will not be paying rent until this issue is fixed and the apartment is brought back in order.

-Alex and Annie

On Sat, Nov 21, 2015 at 7:48 AM, Alex Mykyta <alexmykyta@gmail.com> wrote:

Varda,

I spoke with Chris yesterday. He said he spent time yesterday (Friday 11/20/2015) finding leaks and that he will be here today (11/21/2015) to put in temporary seals in the places that are leaking to hold while a more permanent solution is agreed upon by the board and the management company.

It's been 30+ hours since any rain has fallen yet the ceiling in the kitchen and the bedroom continues to drip. I haven't been able to sleep in my bed because the dripping in the bedroom requires that we keep it covered with plastic to keep it from becoming wet and damaged. So I am sleeping the second night in the living room. I am woken up early this morning by the dripping in the kitchen and cannot go to sleep again. We don't have the use of the kitchen, half of the bedroom and two closets, and the living room is hardly usable as it's the only habitable space at the moment.

I am not sure what the source of this leak is but rain seems to have stopped and it continues. I think you will agree that what I describe qualifies as a disruption of our life and preventing us from living normally in our apartment.

I am not letting Chris leave here today without stopping that dripping and covering the ceiling with plastic so that we don't have to worry about water and plaster falling.

I know it's not your fault that the ceiling has leaked once and leaked for the second time but I think that we should be compensated for this inconvenience, and loss of habitable space. We have spent hours catching water, and moving furniture, lost sleep, and have been subjected to unnecessary stress and discord as a result. I don't think it's fair that we continue to pay rent each day while this issue is unresolved and the only reason this is not a more dire disaster and we can even be here is the fact that it stopped raining.

-Alex and Annie

On Fri, Nov 20, 2015 at 9:16 AM Varda Gillon <vardag@aol.com> wrote:

Sent from my iPad

Begin forwarded message:

From: Varda Gillon <vardag@aol.com>
Date: November 20, 2015 at 4:13:23 PM GMT+2
To: "rita@nbmgmt.com" <rita@nbmgmt.com>
Cc: "vardag@aol.com" <vardag@aol.com>

Subject: Fwd: 10-63 Jackson 8C LEAK November 20 2015

Hi Rita

I am forwarding to you my tenants email

As you know I am now on vacation in Cancun Mexico. I just-looked at my phone and saw that my tenants last night had a very serious problem

It is URGENT that somebody will go there immediately and fix the roof correctly

I WAS ASSURED THAT THE ROOF WAS FIXED AND THEREFORE ON NOVEMBER 9,10

And 11 WE HIRED PAINTERS AND TOOK CARE OF THE DAMAGES TO THE CEILINGS

IN THE APARTMENT

YOU CAN SEE FROM THE TENANTS EMAIL LAST NIGHT ,AS A RESULT OF THE RAIN

THEY NOW HAVE EVEN MORE SERIOUS DAMAGES.

I NEED YOU TO SEND SOMEBODY RIGHT AWAY TO FIX THE ROOF PROPERLY
THE DOORMAN HAS THE TENANTS KEYS SO THAT THE ROOFER CAN GO THERE
AND FIX THE PROBLEM IN THE ROOF

Thank you

Varda Gillon
Sent from my iPad

Begin forwarded message:

From: Annie Mykyta <anne.mykyta@gmail.com>
Date: November 20, 2015 at 6:57:14 AM GMT+2
To: Varda Gillon <vardag@aol.com>, Alex Mykyta <alexmykyta@gmail.com>
Subject: 10-63 Jackson 8C LEAK

Varda,

Our entire apartment is leaking again--in the kitchen, bedroom, and closets from the ceiling, and also through the floorboards. We have tried to contact you several times by phone.

It is essential that this leak be dealt with immediately and properly this time. In light of this, we are once more requesting a rent concession. This apartment is uninhabitable for the second time. Not only have we spent an

accumulation of several days dealing with this, but we have also lost functional use of our apartment and have been subjected to unsafe living environments breathing in plaster debris and potentially mold.

Furthermore, we have reason to believe that you knew of the condition of the apartment and related problems prior to us moving in and misrepresented it. We specifically asked you, given the condition of the floors and ceiling at the time, whether there had been water damage and you failed to disclose it. Yet, our neighbors have informed us that this unit has consistently experienced leaks for several years.

These conditions are more than a major inconvenience, they are detrimental to our health.

Please get in touch with one of us as soon as possible. And in future written correspondences, please reply to both of us.

Annie & Alex Mykyta