

State of New York Division of Housing and Community Renewal

Office of Rent Administration Web Site: www.nyshcr.org

MBR Section Gertz Plaza 92-31 Union Hall Street Jamaica, N.Y. 11433

Notice of Increase in 2018-19 Maximum Base Rent and Maximum Collectible Rent Computation (Short Form)

Mailing Address of Tenant:		Mailing Address of Owner/Managing Agent:			
	Name:	Name:Number/Street:			
	Number/Street:				
	Apt. No:				
	City:	City:			
	State, Zip Code:	State, Zip Code:			
	Subject Ruilding				
	Subject Building: Number and Street Apartme	nt or Room Number	City, State, Zip Co	ode	
	Notice Form RN-26-Long Form should be used to compute the Maximu MBR adjustments: owner paid gas and/or electricity; rent adjustments a Read Page 2 and 3 of This Form Be	after August 1, 1970. This short for	n is not designed		
Effe	ctive Date of 2018-19 MBR Order of Eligibility/				
	Part A: Computation of 2018	3-19 Maximum Base Rent			
	Enter 2016-17 MBR as shown on last 2016-17 MBR Notice. Do not inc	clude Fuel Cost Adjustment(s).	\$	(1)	
2.	2018-19 Standardized Increase Factor.		1.074	(2)	
i.	2018-19 MBR, Multiply Line 1 by Line 2 or if 2016-17 MBR increases v specified in Instruction 5 or 6 on Page 2.	vere not granted make entry as	\$	(3)	
	Part B: Computation of Ma	ximum Collectible Rent			
ŀ.	Maximum Collectible Rent on December 31, 2017. Do not include Fuel	Cost Adjustment(s).	\$	(4)	
5.	Multiply Line 4 by 1.075.		\$	(5)	
ó.	Maximum Collectible Rent on the above Effective Date of the 2018-19 M				
	If Line 4 is greater than Line 3, enter amount from Line 4; otherwise, enter Line 5, whichever is less.	ter the amount from Line 3	\$	(6)	
7.	Enter Total Fuel Cost Adjustment(s).		\$	(7)	
	To Senior Citizens and	Disabled Tenants:			
3.	If the tenant has a valid Senior Citizen or Disability Rent Increase Exempthe Maximum Collectible Rent is:	otion Order,	\$	(8)	
).	Enter that portion of Fuel Cost Adjustment(s) payable by a senior citizen currently valid exemption. If none, enter -0 (Owner enters amount if to	or disabled tenant who has a enant has current valid exemption).	\$	(9)	
λnv	nerson holding a currently valid Senior Citizen Rent Increase Exemption C	Order (SCRIE) or a Disability Rent I	ncrease Exemptio	n Order (DRIF)	

Senior citizens including Supplemental Security Income (SSI) recipients, 62 or older and disabled tenants 18 or older with an aggregate household net disposable income of \$50,000 or less, who do not have rent increase exemption orders may be eligible for an exemption. Contact the NYC Department of Finance at 311 for further information.

and filed a Renewal Application with the New York City Department of Finance.

not required to pay any portion of the rent increase indicated above which causes the monthly rent to exceed one-third of the tenant's monthly disposable income. A currently valid Rent Increase Exemption Order is renewed automatically for six months during which time the tenant must have completed

To The Owner

A. When to Use This Form

- 1. This form is to be used to compute the Maximum Base Rent and Maximum Collectible Rent for a rent controlled apartment where there have been no adjustments (increases or decreases) to the Maximum Base Rent other than the Standardized Increase Factor. If an apartment has had rent adjustments, Notice Form RN-26-Long Form should be used to properly reflect the adjustments in the Maximum Base Rent.
- 2. If Notice Form RN-26-Long Form was used to calculate previous MBRs, Notice Form RN-26-Long Form must be used to calculate the 2018-19 MBR.

This rent increase is not collectible from any tenant who has a Division of Housing and Community Renewal (DHCR) rent reduction order currently in effect for failure to provide or maintain an essential service as defined in 9 NYCRR 2202.3(b)(2). The increase is only collectible as of the first rent payment date after the effective date of a rent restoration order issued by DHCR finding all such services to have been restored.

B. How To Use This Form

- 3. The owner must complete and sign a copy of this Notice and serve it upon the tenant of the subject apartment. A Master Building Rent Schedule (RMB-2018) listing the Maximum Base Rent, Maximum Collectible Rent and Fuel Cost Adjustment(s) for all rent controlled housing accommodations in the subject building must be completed by the owner and submitted to DHCR within 60 days of the issuance of the 2018-19 Order of Eligibility or Computed Order of Eligibility.
- 4. If 2016-17 MBR increases were granted for subject building, start computation of the 2018 Maximum Base Rent on Part A, Line1.
- 5. If 2016-17 MBR increases were denied for subject building, and your last MBR increases were granted for;
 - a. 2014-15; multiply the 2014-15 MBR by 1.177 to determine the 2018 MBR, or
 - b. 2012-13; multiply the 2012-13 MBR by 1.275 to determine the 2018 MBR, or
 - c. 2010-11; multiply the 2010-11 MBR by 1.375 to determine the 2018 MBR, or
 - d. 2008-09; multiply the 2008-09 MBR by 1.552 to determine the 2018 MBR, or
 - e. 2006-07; multiply the 2006-07 MBR by 1.645 to determine the 2018 MBR, or
 - f. 2004-05; multiply the 2004-05 MBR by 1.780 to determine the 2018 MBR, or
 - g 2002-03; multiply the 2002-03 MBR by 2.086 to determine the 2018 MBR, or
 - h. 2000-01; multiply the 2000-01 MBR by 2.305 to determine the 2018 MBR, or
 - i. 1998-99; multiply the 1998-99 MBR by 2.404 to determine the 2018 MBR, or
 - j. 1996-97; multiply the 1996-97 MBR by 2.496 to determine the 2018 MBR, or
 - k. 1994-95; multiply the 1994-95 MBR by 2.571 to determine the 2018 MBR, or
 - 1. 1992-93; multiply the 1992-93 MBR by 2.949 to determine the 2018 MBR, or
 - m.1990-91; multiply the 1990-91 MBR by 3.267 to determine the 2018 MBR, or
 - n. 1988-89; multiply the 1988-89 MBR by 3.528 to determine the 2018 MBR, or
 - o. 1986-87; multiply the 1986-87 MBR by 4.107 to determine the 2018 MBR, or
 - p. 1984-85; multiply the 1984-85 MBR by 4.579 to determine the 2018 MBR, or
 - q. 1982-83; multiply the 1982-83 MBR by 4.923 to determine the 2018 MBR, or
 - r. 1980-81; multiply the 1980-81 MBR by 5.464 to determine the 2018 MBR, or
 - s. 1978-79; multiply the 1978-79 MBR by 6.011 to determine the 2018 MBR, or
 - t. 1976-77; multiply the 1976-77 MBR by 6.552 to determine the 2018 MBR, or
 - u. 1974-75; multiply the 1974-75 MBR by 7.993 to determine the 2018 MBR, or
 - v. 1972-73; multiply the 1972-73 MBR by 8.673 to determine the 2018 MBR and enter the result on Part A, Line 3

6.	If the building is being granted MBR increases for the first time, start the computation of the 2018 Maximim Base Rent on Part A, Line 3, using the Unadjusted 2018 Maximum Base Rent shown on the Computed Order of Eligibility - 2018-19 Maximum Base Rent, Form RO-30C MBR.							
	To The Tenant							
1.	If you do not understand or agree with the Owner's computations, request a clarification from the owner. If you do not receive a satisfactory explanation, you may submit a "Tenant's Complaint of Rent and/or other Specific Overcharges in Rent Controlled Apartments" (DHCR Form RA-89C.)							
2.	Challenges to the MBR Order must be filed at Gertz Plaza or any Borough Rent Office on challenge form RA-94 MBR. Challenges should be specific and should relate to lawful requirements, such as those related to certification and/or to whether the effective date of the order was correct. A tenant's challenge must be filed within thirty-five (35) days after receiving from the owner a copy of this Notice of Increase (Form RN-26S). Any party aggrieved by the challenge determination may file a Petition for Administrative Review (PAR) using Form RAR-2 within thirty-five (35) days of the challenge determination issue date.							
3.	Any appropriate retroactive increase in rent under the 2018-19 Order of Eligibility shall be paid in installments equal to the number of months between the effective date of the Order of Eligibility and your next rent payment date. At your option you may pay the entire retroactive amount in a lump sum.							
	Part C: Affirmation							
the	ne undersigned, affirm under penalties provided by law, that the computations and statements made on this form, are true and correct to best of my knowledge and belief or are based on orders received from the Office of Rent Administration, and that I am maintaining and I continue to maintain all essential services furnished or required to be furnished to the subject housing accommodation.							
Dat	ted:/ Signature of Owner, Officer or Agent:							

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State of New York Division of Housing and Community Renewal Office of Rent Administration Web Site: www.nyshcr.org

Gertz Plaza 92-31 Union Hall Street Jamaica, NY 11433 (718) 739-6400

Docket Number:

Notice Of Maximum Collectible Rent: Effective January 1, 2019

Mailing Address of	Tenant:		Mailing Address of Owner/Ago	ent:
Name:			Name:	
Number/Street:		Apt. No:	Number/Street:	
State, Zip Code:			State, Zip Code:	
Subject Building:				
	Number and Street	Apart	tment Number	City, State, Zip Code

To The Owner

- 1. This form is used for a building which received either a 2018-19 Order of Eligibility (Form RO-30 MBR) or a 2018-19 Computed Order of Eligibility (Form RO-30C MBR) issued by the New York State Division of Housing and Community Renewal (DHCR) authorizing Maximum Base Rent (MBR) increases effective prior to January 1, 2019. This form computes the 2019 Maximum Collectible Rent (MCR) and if necessary adjusts the 2018-19 Maximum Base Rent.
- 2. A signed copy of this Notice must be prepared and served on each rent controlled tenant of the subject building before any increase computed on the reverse side is collectible. Failure to serve this Notice within 60 days of January 1, 2019 or of the issue date of 2018-19 Order of Eligibility, whichever is later, causes this increase to be collectible prospectively only.
- 3. A 2019 Maximum Base Rent Master Building Rent Schedule Form RMB-2019 listing the rental information for all rent controlled apartments in the subject building must be filed with DHCR within 30 days after this Notice has been served on the tenant. Failure to file may result in revocation of this increase.
- 4. The information listed on the latest MBR Order of Eligibility must be used to complete this form even if the order is under challenge or Petition for Administrative Review. If a determination results in a corrected 2018 MBR Order, corrected copies of this Notice must be served on the tenants and a corrected Master Building Rent Schedule must be filed with DHCR.

To The Tenant

5. You must have been served previously with the following documents before this form can be used for computing any additional rent increases:

A copy of 2018-19 Order of Eligibility (Form RO-30 MBR) or Computed Order of Eligibility (Form RO-30C MBR) containing the DHCR Docket Number, plus

A Notice of Increase in 2018-19 Maximum Base Rent and Maximum Collectible Rent Computation (Short Form) RN-26S or (Long Form) RN-26.

- 6. If you do not understand or agree with the owner's computations, request an explanation from the owner. If you do not receive a satisfactory explanation, you may submit a "Tenant's Complaint of Rent and/or Other Specific Overcharges in Rent Controlled Apartments" (DHCR Form RA-89C).
- 7. Any appropriate retroactive increase in rent under this Notice (see Number 2 above) shall be paid in installments equal to the number of months between January 1, 2019 and your next rent payment date. At your option, you may pay the retroactive amount in a lump sum.

To The Senior Citizen and Disabled Tenants

Senior citizens and disabled tenants with currently valid Rent Increase Exemption Orders (SCRIE or DRIE) need not pay that part of the rent increase which causes the Maximum Collectible Rent to exceed one-third of their monthly disposable income. A currently valid Rent Increase Exemption Order is renewed automatically for six months, during which time the tenant must have completed and filed a Renewal Application with the New York City Department of Finance.

Senior citizens including Supplemental Security Income (SSI) recipients, 62 or older and disabled tenants 18 or older with an aggregate household net disposable income of \$50,000 or less, who do not have rent increase exemption orders may be eligible for an exemption. Contact the NYC Department of Finance at 311 for further information.

Rent Increase Exemption Order (DRIE) is not required to pay any portion of the rent increase indicated above which causes the monthly rent to exceed one-third of the tenant's monthly disposable income. A currently valid Rent Increase Exemption Order is renewed automatically for six months during which time the tenant must have completed and filed a Renewal Application with the New York City Department of Finance.

Part A - Eligibility

The	following information must be copied from the 2018-19 Order of Eligibility or Computed Order of Eligibility.		
Eff	ective Date:/ Issue Date:/ Docket Number:		BR
Not	e: If the Effective Date of the 2018-19 MBR Order is after December 31, 2018, do not use this form. Use either to compute collectible increases allowed during the 2018-19 MBR cycle.	form RN-26S or form	n RN-26 to
sho	The Fuel Cost Adjustment is a separate component of rent and is not to be added to the MBR or MCR for the pwn below.	ourposes of the adjus	tments
	Part B - Computation Of Adjusted 2019 Maximum Base Rent		
1.	Enter Adjusted 2018 Maximum Base Rent. (This amount appears on the 2018 Maximum Base Rent" and on Line 3 of Notice of Increase Form RN-26S or Line 9 of Notice of Increase Form RN-26).	\$	(1)
2.	Enter net total of all services, equipment and major capital improvement rent adjustments (increases and decreases) granted between January 1, 2018 and December 31, 2018. If labor cost rent adjustments were granted between January 1, 2018 and December 31, 2018, include in this net total the appropriate monthly Labor Cost Adjustment Modification that appeared on the Labor Cost Order(s). Do not include Fuel Cost Adjustments.		
		\$	()
3.	Adjusted 2019 Maximum Base Rent (Total of Lines 1 and 2).	\$	(3)
	Part C - Computation of 2019 Maximum Collectible Rent		
4.	Enter Maximum Collectible Rent on December 31, 2018. Do not include Fuel Cost Adjustments.	\$	(4)
5.	Multiply Line 4 by 1.075	\$	(5)
6.	Maximum Collectible Rent on January 1, 2019. (If Line 4 is greater than Line 3, enter the amount from Line 4. Otherwise enter the amount from Line 3 or Line 5, whichever is less.)	\$	(6)
7.	Enter net total of all service, equipment, major capital improvement and labor cost rent adjustments (increases or decreases) granted between January 1, 2019 and the date of this Notice. Do not include Fuel Cost Adjustments.	\$	(7)
8.	Current Maximum Collectible Rent without Senior Citizen or Disability Exemption and Fuel Cost Adjustment. (Total of Lines 6 and 7.)	\$	(8)
9.	Enter Fuel Cost Adjustment (without Senior Citizen or Disability Exemption).	\$	(9)
10.	Rent Payable by Tenant (Total of Lines 8 and 9).	\$	(10)
To	Senior Citizens and Disabled Tenants:		
11.	If the tenant has a valid Senior Citizen or Disability Rent Increase Exemption Order the Maximum Collectible Ren (Owner, enter amount if tenant has current valid exemption.)	nt is: \$	(11)
12.	Enter that portion of Fuel Cost Adjustment payable by senior citizen or disabled tenant who has a current valid exemption. If none, enter - 0	\$	(12)
	Part D - Affirmation and Certification		
Su	bject Building:		
	bject Building: Number and Street Apartment Number	City, State, Zip Coo	
Ι,	, the owner or a (please print name) (indicate appropriate title)	ıffirm under penaltie	s provided
fron	nw, that the computations and statements made on this form are true and correct to the best of my knowledge and be the Office of Rent Administration, and that I am maintaining and will continue to maintain all essential services further to the subject building.		
	:/ Signature of Owner, Officer or Agent:		



RMBR-ATT (1/18)

Subject Building:

State of New York Division of Housing and Community Renewal Office of Rent Administration Web Site: www.nyshcr.org

MBR Section Gertz Plaza 92-31 Union Hall Street Jamaica, N.Y. 11433

Docket Number:

Page 1 of 2

Attachment (Page 1 and 2) To Be Filed With Notice Form RN-26 - Long Form For Adjustment of 2018 MBR Where Owner Pays For Tenant's Gas and/or Electricity

		Number and Street	Apartment or Room Number	City, State, Zip Code	
Effective Dat	te of 201	8-19 Maximum Base Rent (MBR) Ord	er of Eligibility:/		
Instructions:	2. Do not complete these pages unless a 2018-19 MBR Order of Eligibility has been issued for				
	3.	the building. A completed copy of this form must l	be served upon the tenant to	gether with Notice	
	4	Form RN-26-Long Form.	- Total Control		
	4.	A completed copy of this form togeth must be filed with the MBR Section v. Eligibility.	ner with the 2018 MBR Mast within 60 days of the issuanc	ee date of the Order of	
		A. If Owner Pays	for Electricity		
An MBR v	was last	granted for:	Make the fol	llowing entries on:	
197	2 - 73 oi	r is being granted	Line 1 and	Line 2	
for	the first	time	\$ 26.04	\$ 98.06	
197	4 - 75		 \$ 14.46	\$ 54.87	
197	6 - 77		· _ _ \$ 11.61	\$ 43.98	
197	8 - 79		 \$ 11.75	\$ 44.33	
198	0 - 81		· _ \$ 11.85	\$ 44.67	
198	2 - 83		· _ \$ 4.81	\$ 18.32	
198	4 - 85		· _ \$ 7.41	\$ 27.91	
	6 - 87			\$ 28.12	
	8 - 89			\$ 31.29	
	0 - 91			\$ 32.25	
	2 - 93		·	\$ 28.27	
	4 - 95			\$ 22.72	
	6 - 97		· ·	\$ 25.13	
	8 - 99			\$ 25.85	
	0 - 01			\$ 30.14	
	2 - 03		· ·	\$ 15.85	
	4 - 05		* :	\$ 5.33	
	6 - 07		 \$ 2.19	\$ 8.23	
	8 - 09		(')	(\$0.58)	
	0 - 11		· ·	\$ 0.90	
	2 - 13		(+****)	(\$ 3.32)	
	4 - 15			\$ 0.21	
201	6 - 17		(\$5.09)	(\$19.16)	
		priate amount shown above for Line 1.		(1)	
		priate amount shown above for Line 2.	(2)		
		er of rooms in apartment.	(3)		
	-	2 by Line 3 and enter on Line 4.		(4)	
5 Add Lin	nes 1 and	d 4 and enter result on Line 5		(5)	

B. If Owner Pays for Gas

An MBR was last granted for:	Make the following entry on:		
1972 - 73 or is being granted for the first time	Line 6 \$ 83.37		
1974 - 75	Ф (A 1 (
1976 - 77	\$ 60.76		
1978 - 79	\$ 51.85		
1980 - 81	\$ 47.51		
1982 - 83	\$ 39.14		
1984 - 85	\$ 26.15		
1986 - 87	\$ 26.53		
1988 - 89	\$ 30.59		
1990 - 91	\$ 30.71		
1992 - 93	\$ 35.41		
1994 - 95	\$ 25.84		
1996 - 97	\$ 29.29		
1998 - 99	\$ 18.08		
2000 - 01	\$ 25.20		
2002 - 03	(\$11.34)		
2004 - 05	(\$14.01)		
2006 - 07	(\$25.80)		
2008 - 09	(\$43.59)		
2010 - 11	(\$61.54)		
2012 - 13	(\$33.67)		
2014 - 15	(\$ 9.66)		
2016 - 17	(\$ 9.89)		
6. Enter the appropriate amount shown above	for Line 6(6)		
7. Enter total Lines 5 and 6. For the total gas enter this amount in Part B Line 7 on Notice	and/or electricity adjustment for this apartment, e Form RN-26-Long Form. (7)		
RMBR-ATT (1/18)	Page 2 of 2		



State of New York

Division of Housing and Community Renewal Office of Rent Administration

Web Site: www.nyshcr.org

MBR Section Gertz Plaza 92-31 Union Hall Street Jamaica, N.Y. 11433

Docket Number:

Attachment To Be Filed With Notice Form RN-26 - Long Form For Modification of 2018 MBR To Include Appropriate Labor Cost Adjustment

Subject Building:					
Number and Stree8 Effective Date of 2018-19 MBR Order of Eligibility://	Apartment or Room	Number Ci	ty, State, Zip Code		
This calculation adjusts the 2018 Maximum Base Rent (MBR) to refle cost level for this building. This method avoids duplicating the averagincluded in the overall Standardized Increase Factor.	ct a labor componer ge increases in labor	nt as of January 1, 20 costs over the last t	018 appropriate to the actual wo years as they are already		
Instruc	etions				
 a. This page is to be completed only if the latest Owner's Application For Increase-Maximum Rent-Labor Cost Adjustment (Section 2202.11) was filed with the Division of Housing & Community Renewal in 2016 or 2017 and a Master Order Increasing Maximum Rent (RO-33.8) was issued to the owner prior to January 1, 2018. If the latest Labor Cost Adjustment Application was filed prior to 2016, do not file this page because the 2018 Standardized Increase Factor modifies the prior MBR Modification for Labor. b. This page is not to be completed if an Order denying the Labor Cost Adjustment was issued. c. A completed copy of this form must be served on the tenant along with Notice Form RN-26-Long Form. d. A completed copy of this form along with the 2018 MBR Master Building Rent Schedule must be filed with the MBR Section within 60 days of the issuance date of the Order of Eligibility. 					
Calculation					
The calculations below should reflect the data and information from the Cost Adjustment (Section 2202.11) filed during 2016 or 2017 or any results of the calculations below should reflect the data and information from the Cost Adjustment (Section 2202.11) filed during 2016 or 2017 or any results of the calculations of the calculations are calculated as the calculations of the calculations are calculated as the calculations are calculated as the calculations are calculated as the calculations of the calculations are calculated as the calculation of the calculations are calculated as the calculation of the calculations are calculated as the calculation of the calculated as t	e latest Owner's Appevisions resulting fro	plication For Increasion administrative re	se-Maximum Rent-Labor eview (PAR) or audit review.		
Docket Number of Application: Date Signed (as sl	hown in Application	, Part III):	/		
Date Order (Master Order) Increasing Maximum Rents (RO-33.8 or R	O-33.8m) was issue	ed:	/		
	Labor Cost Application Filed Prior to 4/21/16 (A)	Labor Cost Application Filed 4/21/16 to 4/20/17 (B)	Labor Cost Application Filed 4/21/17 to 12/31/17 (C)		
Actual annual Labor Cost (from Part III, Line 5 of Labor Cost Application)	\$	\$	\$		
2. Multiply Line 1 by 1.074 for Column (A); 1.041 for Column (B)	\$	\$			
3. 2016 MBR Labor Cost Allowance (from Part II, Line 12 of Labor Cost Application) \$ x 1.074.	\$	\$	\$		
4. Annual Building-wide Modification For Column (A) or (B) subtract Line 3 from Line 2; if the amount on Line 3 is greater than the amount on Line 2, enter -0- on Lines 4, 5 and 6.	\$	\$			
For Column (C) subtract Line 3 from Line 1; if the amount on Line 3 is greater than the amount on Line 1, enter -0- on Lines 4, 5 and 6.			\$		
5. Divide Line 4 by 12 for Monthly Building-wide MBR Modification	\$	\$	\$		
6. Divide Line 5 by Total Number of Apartments as shown in Part III, Line 9 of Labor Cost Application for Monthly MBR Modification Per Apartment. Enter this amount on Line 8, Part B of Notice Form					
RN-26-Long Form.	\$	\$	\$		
Date: Signature of Owner, Officer or Agen	t:				
RMBR-ATT (1/18)					

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Subject Building

State of New York Division of Housing and Community Renewal Office of Rent Administration **MBRS File** Gertz Plaza 92-31 Union Hall Street

Jamaica, New York 11433 Web Site: www.nyshcr.org

2018 Maximum Base Rent **Master Building Rent Schedule**

Docket Number:

TO FILE THIS FORM ONLINE GO TO: www.nyshcr.org/rent and select Online Services

Filing Instructions: Owner must list all information below as it appears on the Notice Form RN-26S or RN-26 that will be served on each controlled tenant in the subject building. Mail this form to DHCR within 60 days of the issuance date of the Order of Eligibility or the Computed Order of Eligibility. Failure to file may result in revocation of the increase.

Number and Street:			Total Number of Apartments:			
City, State:		Zip Code:		Number of Controlled Apart		
				Effective Date of Order of E	ligibility:/	/
				Maximum Collectible Rent		MCR
Apartment Number	Tenant	Adjusted 2018 Maximum Base Rent (RN-26S Ln. 3/RN-26 Ln. 9)	12/31/2017 (RN-26S Ln. 4 RN- 26 Ln. 10	1/1/2018 or eff. date of order (RN-26S Ln. 6 RN-26 Ln. 12)	Current (RN-26 Ln. 6 RN-26 Ln. 14)	Senior Citizen and Disabled tenant Exempt Rent (RN-26S Ln. 8 RN-26 Ln. c*)
	Owner/Man	aging Agent			 Affirmation and Certif	ication
Name:			I affirm under penalties prov is from the computations ma the 2018-19 MBR and MCR	ided by law, that the inf de on the 2018 tenant's Computation form (RN	formation reported on this form	
City, State, Zip Code:			mation is true and correct to	the best of my knowled	ge and belief.	
RN-26 Ln.c ca	RN-26 Ln.c can be found in Part A on the front page of the form RN-26.			Dated:/	Signature:	0 0 0 4 4
RMB-2018 (1/1	8)					Owner, Officer or Agent

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			Maximum Collectible Rent			MCR	
Apartment Number	Tenant	Adjusted 2018 Maximum Base Rent (RN-26S Ln. 3)(RN-26 Ln. 9)	12/31/2017 (RN-26S Ln. 4 RN- 26 Ln. 10)	1/1/2018 or eff. date of order (RN-26S Ln. 6 RN-26 Ln. 12)	Current (RN-26S Ln. 6) (RN-26 Ln. 14)	MCR Senior Citizen and Disabled tenant Exempt Rent (RN-26S Ln. 8 (RN-26 Ln. c*)	
		<u> </u>			l		



Subject Building

State of New York
Division of Housing
and Community Renewal
Office of Rent Administration
MBRS File
Gertz Plaza
92-31 Union Hall Street
Jamaica, New York 11433
Web Site: www.nyshcr.org

2019 Maximum Base Rent Master Building Rent Schedule

	Docket Number:_
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TO FILE THIS FORM ON LINE GO TO: www.nyshcr.org/rent and select Online Services

Filing Instructions: Owner must list all information below as it appears on the Notice Form RN-26, RN-26s or RN-26s.1 that is served upon each controlled tenant in the subject building and file this form with DHCR within 30 days of such service. Failure to file may result in revocation of the increase.

Number and Street:				Total Number of Apartments:			
City, State: _		Zip Code:		Number of Controlled A	_		
				Effective Date of Order	of Eligibility:/		
		A 1: 1 2010		Maximum Collectible R	Rent	MCR	
Apartment Number	Tenant	Adjusted 2019 Maximum Base Rent (RN-26 Line 9) (RN-26s Line 3) (RN-26s.1 Line 3)	12/31/2018 (Line 4 of 2019 RN- 26s.1)	1/1/2019 (Line 6 of 2019 RN-26 s.1)	Current (RN-26 Line 14) (RN-26s Line 6) (RN-26s.1 Line 8)	Senior Citizen and Disabled Tenant Exempt Rent (RN-26-c) (RN-26s Line 8) (RN-26s.1 Line 11)	
	Owner/Mana	ging Agent			Affirmation and Cer	tification	
Name:				I affirm under penalties provided by law, that the information reported on this form is from the computations made on the 2019 Notice of Maximum Collectible Rent: 2019 (RN-26, RN-26s or RN-26s.1) which I have served on each controlled tenant as listed within the last 30 days and that the information			
Number and Street:							
City, State, Zi	p Code:				e best of my knowledge ar	nd bener.	
RMB-2019 (1/	18)			Dated://	Signature:	Owner, Officer or Agent	

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	Tenant	Adjusted 2019		MCR Socion Citican		
Apartment Number		Adjusted 2019 Maximum Base Rent (RN-26 Line 9) (RN-26s Line 3) (RN-26s.1 Line 3)	12/31/2018 (Line 4 of 2019 RN- 26s.1)	1/1/2019 (Line 6 of 2019 RN-26 s.1)	Current (RN-26 Line 14) (RN-26s Line 6) (RN-26s.1 Line 8)	MCR Senior Citizen and Disabled tenant Exempt Rent (RN-26-c) (RN-26s Line 8) (RN-26s.1 Line 11)
-						



information.

State of New York Division of Housing and Community Renewal Office of Rent Administration Web Site: www.nyshcr.org

MBR Section Gertz Plaza 92-31 Union Hall Street Jamaica, N.Y. 11433

Docket Number:

Notice of Increase in 2018-19 Maximum Base Rent and Maximum Collectible Rent Computation (Long Form)

Mailing Address of Tenant:	Mailing Address of Owner/Managing Agent:
Name:	
Number/Street:	
City:	City:
State, Zip Code:	State, Zip Code:
Subject Building:	
Number and Street	Apartment or Room Number City, State, Zip Code
	Part A
This Long Form is used to compute the Maximus MBR adjustments:	m Base Rent (MBR) for an apartment requiring the following
Owner paid for gas and/or electricity Rent adjustments after August 1, 1970 (Ex Section 2202.11 labor cost adjustments.	ample: Major Capital Improvements, new equipment, etc.)
If none of these adjustments apply, use Notice Fo	orm RN-26S (Short Form).
If the Long Form was previously used to calcula 2018-19 MBR. If the 2018-19 MBR Order of Elform RN-26s.1 to calculate adjusted MBRs and I	ate adjustments to MBRs, you must use this form to calculate the ligibility was effective before January 1, 2019, you should use Maximum Collectible Rents (MCRs) effective January 1, 2019.
a. Effective Date of 2018-19 MBR Order o	f Eligibility:/
b. 2018-19 MBR as Adjusted; enter from Par	t B, Line 9 Page 3 \$
Adjusted Maximum Collectible Rent; ente	
To Senior C	itizens and Disabled Tenants
c. If the tenant has a valid Senior Citizen or I the Maximum Collectible Rent is:	Disability Rent Increase Exemption (SCRIE or DRIE) Order,
	e from tenant if tenant has a currently valid exemption).
d. Enter that portion of Fuel Cost Adjustment has a currentlyvalid exemption (SCRIE or	t(s) payable by a senior citizen or disabled tenant who DRIE). If none, enter - 0 -
Any person holding a currently valid Senior Citi Increase Exemption Order (DRIE) is not required causes the monthly rent to exceed one-third of the Increase Exemption Order is renewed automatical completed and filed a Renewal Application with	izen Rent Increase Exemption Order (SCRIE) or a Disability Rent d to pay any portion of the rent increase indicated above which the tenant's monthly disposable income. A currently valid Rent ally for six months, during which time the tenant must have the New York City Department of Finance
1 11	Income (SSI) recipients, 62 or older and disabled tenants 18 or e income of \$50,000 or less, who do not have rent increase on. Contact the NYC Department of Finance at 311 for further

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Instructions

I. The owner must complete and sign a copy of this Notice and appropriate Attachments, if any, and serve them on the tenant of the subject apartment. Attachment RMBR-ATT, if appropriate, and a Master Building Rent Schedule (RMB-2018 or RMB-2019, listing the Maximum Base Rent and Maximum Collectible Rent for all controlled housing accommodations in the building must be completed and filed by the owner at the above address, within 60 days of the issuance of the 2018-19 Order of Eligibility.

This MCR increase is not collectible from any tenant who has a Division of Housing and Community Renewal (DHCR) Rent Reduction Order currently in effect for failure to provide or maintain an essential service as defined in Section 2202.3(b)(2) of the Rent and Eviction Regulations. The increase is only collectible as of the first rent payment date after the effective date of an order issued by DHCR finding all such essential services to have been restored.

- II. If 2016-17 MBR increases were granted for the building, start calculation of Adjusted 2018 Maximum Base Rent in Part B, Line 1
- III. If 2016-17 MBR increases were denied for the building and the last MBR increases were granted for:

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a. 2014-15; multiply the 2014-15 MBR by 1.177 to determine the 2018 MBR, or
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- b. 2012-13; multiply the 2012-13 MBR by 1.275 to determine the 2018 MBR, or
- c. 2010-11; multiply the 2010-11 MBR by 1.375 to determine the 2018 MBR, or
- d. 2008-09; multiply the 2008-09 MBR by 1.552 to determine the 2018 MBR, or
- e. 2006-07; multiply the 2006-07 MBR by 1.645 to determine the 2018 MBR, or
- f. 2004-05; multiply the 2004-05 MBR by 1.780 to determine the 2018 MBR, or
- g. 2002-03; multiply the 2002-03 MBR by 2.086 to determine the 2018 MBR, or
- h. 2000-01; multiply the 2000-01 MBR by 2.305 to determine the 2018 MBR, or
- i. 1998-99; multiply the 1998-99 MBR by 2.404 to determine the 2018 MBR, or
- j. 1996-97; multiply the 1996-97 MBR by 2.496 to determine the 2018 MBR, or
- k. 1994-95; multiply the 1994-95 MBR by 2.571 to determine the 2018 MBR, or
- 1. 1992-93; multiply the 1992-93 MBR by 2.949 to determine the 2018 MBR, or
- m. 1990-91; multiply the 1990-91 MBR by 3.267 to determine the 2018 MBR, or
- n. 1988-89; multiply the 1988-89 MBR by 3.528 to determine the 2018 MBR, or
- o. 1986-87; multiply the 1986-87 MBR by 4.107 to determine the 2018 MBR, or
- p. 1984-85; multiply the 1984-85 MBR by 4.579 to determine the 2018 MBR, or
- q. 1982-83; multiply the 1982-83 MBR by 4.923 to determine the 2018 MBR, or r. 1980-81; multiply the 1980-81 MBR by 5.464 to determine the 2018 MBR, or
- s. 1978-79; multiply the 1978-79 MBR by 6.011 to determine the 2018 MBR, or
- t. 1976-77; multiply the 1976-77 MBR by 6.552 to determine the 2018 MBR, or
- u. 1974-75; multiply the 1974-75 MBR by 7.993 to determine the 2018 MBR, or
- v. 1972-73; multiply the 1972-73 MBR by 8.673 to determine the 2018 MBR and enter the result on Part B, Line 5.

The Unadjusted MBR is derived by subtracting the net total of all service, equipment and major capital improvement rent adjustments (increases and decreases) granted between August 1, 1970 and the date of the last MBR Notice from the Adjusted MBR shown on that Notice.

IV. **If the building is being granted MBR increases for the first time,** start the calculation of the adjusted 2018 Maximum Base Rent in Part B, Line 5, using the Unadjusted 2018 Maximum Base Rent shown on the Computed Order of Eligibility 2018-19 Maximum Base Rent, Form RO-30C MBR.

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	Part B Computation of Adjusted 2018-19 Maximum Base Rent		
1.	Enter Adjusted 2017 MBR as shown on last 2016-17 MBR Notice. Do not include Fuel Cost Adjustment(s) or any MBR modification resulting from Labor Cost Adjustment ordered after January 1, 2016.	\$	(1)
	Enter net total of all service, equipment and Major Capital Improvement rent adjustments (increases and decreases) granted between August 1, 1970 and the date of the last 2016-17 MBR Notice (RN-26, RN-26s.1).	\$	(2)
3.	Unadjusted 2016-17 MBR. Subtract Line 2 from Line 1.	\$	(3)
4.	2018-19 Standardized Increase Factor.	\$1.074	(4)
5.	Unadjusted 2018-19 MBR. Multiply Line 3 by Line 4. If 2016-17 MBR increases were not granted, enter amount as specified in Instruction III or IV.	\$	(5)
6.	Enter net total of all service, equipment and Major Capital Improvement rent adjustments (increases and decreases) granted between August 1, 1970 and December 31, 2017.	\$	(6)
	If the owner pays for gas and/or electricity in this apartment, fill out Attachment For Adjustment of 2018 MBR (RMBR-ATT) to include owner paid gas and/or electricity and enter on this line the amount shown on Line 7 of Attachment (RMBR-ATT page 2).	\$	(7)
	If the owner was granted a labor cost rental adjustment (Section 2202.11 subsequent to January 1, 2016), fill out Attachment For Modification of 2018 MBR (RMBR-ATT, page 2) to include appropriate adjustment for labor cost and enter on this line the amount shown on Line 6 of Attachment.	\$	(8)
9.	2018-19 MBR (Adjusted). Enter total of Lines 5 through 8.	\$	(9)
	Part C Computation of Maximum Collectible Rent		
10.	Maximum Collectible Rent on December 31, 2017. Do not include Fuel Cost Adjustment(s).	\$	(10)
11.	Multiply Line 10 by 1.075	\$	(11)
12.	If Line 10 is greater than Line 9, enter amount from Line 10; otherwise, enter the amount from Line 9 or Line 11, whichever is less.	\$	(12)
13.	Enter net total of service, equipment and Major Capital Improvement rent adjustments between January 1, 2018 and the date of this Notice, if any.	\$	(13)
14.	Current Maximum Collectible Rent. Add Line 12 and Line 13.	\$	(14)
15.	Enter total Fuel Cost Adjustment(s).	\$	(15)
	To The Tenant		
satisfa	do not understand or agree with the Owner's computations, request a clarification from the owner. If you actory explanation, you may submit a "Tenant's Complaint of Rent and/or other Specific Overcharges in Remets" (DHCR Form RA-89C).		a
be spe Order Increa	enges to the MBR Order must be filed at Gertz Plaza or any Borough Rent Office on challenge form RA-9 scific and should relate to lawful requirements, such as those related to certification, and/or to whether the was correct. A tenant's challenge must be filed within thirty-five (35) days after receiving from the owner use (Form RN-26S or RN-26). Any party aggrieved by the challenge determination may file a Petition for using Form RAR-2 within thirty-five (35) days of the challenge determination issue date.	effective date of a copy of the N	f the Notice of
of mo	ppropriate retroactive increase in rent according to the 2018-19 Order of Eligibility shall be paid in install nths between the effective date of the Order of Eligibility and your next rent payment date. At your option ctive amount in a lump sum.		
	Affirmation		
Subje	ct Building:		
Attacl	Number and Street Apartment Number City, S undersigned, affirm under penalties provided by law, that the computations and statements made on this forments (RMBR-ATT), if any, are true and correct to the best of my knowledge and belief or are based on office of Rent Administration and that I am maintaining and will continue to maintain all essential services nished to the subject housing accommodation.	orders received	from
Date:	/Signature of Owner, Officer or Agent:		
Jule.			

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