

State of New York **Division of Housing and Community Renewal**

Office of Rent Administration Web Site: www.hcr.ny.gov

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

Docket	Number:	

Notice of Increase in 2020-21 Maximum Base Rent and Maximum Collectible Rent Computation (Short Form)

Mailing Address of Tenant:	Mailing Address of Owner/Ma	Mailing Address of Owner/Managing Agent:				
Name:	Name:	Name:				
Number/Street:	Number/Street:					
Apt. No:						
City:						
State, Zip Code:	State, Zip Code:					
Subject Building:						
Subject Building: Number and Street	Apartment or Room Number	City, State, Zip Code				
te: Notice Form RN-26-Long Form should be used to compute t MBR adjustments: owner paid gas and/or electricity; rent ad Read Page 2 and 3 of This		form is not designed for that purpose.				
fective Date of 2020-21 MBR Order of Eligibility//						
Part A: Computation	on of 2020-21 Maximum Base Rent					
Enter 2018-19 MBR as shown on last 2018-19 MBR Notice.		\$(1)				
2020-21 Standardized Increase Factor.		1.095 (2)				
2020-21 MBR, Multiply Line 1 by Line 2 or if 2018-19 MBR specified in Instruction 5 or 6 on Page 2.	increases were not granted make entry as	\$(3)				
Part B: Computa	tion of Maximum Collectible Rent					
Maximum Collectible Rent on December 31, 2019.		\$(4)				
a. Multiply Line 4 by 1.075		\$(5)a				
b. Multiply Line 4 by 1.0085		\$(5)b				
rsuant to the Housing Stability and Tenant Protection Act (HSTPA effect on 12/31/2019 are increased by not more than .85% on 1/1/2 erage of the previous five years of one-year rent adjustments for re	2020 (which is less than 7.5% and is based or					
Maximum Collectible Rent on the above Effective Date of the If Line 4 is greater than Line 3, enter amount from Line 4; oth or Line 5a or 5b, whichever is less.		\$(6)				
To Senior Cit	izens and Disabled Tenants:					
If the tenant has a valid Senior Citizen or Disability Rent Incre the Maximum Collectible Rent is:	ease Exemption Order,	\$(7)				
y person holding a currently valid Senior Citizen Rent Increase Ex	vemntion Order (SCRIF) or a Disability Rent	t Increase Exemption Order (DRIF)				

Any person holding a currently valid Senior Citizen Rent Increase Exemption Order (SCRIE) or a Disability 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.

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.

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 2020-21 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-2020) listing the Maximum Base Rent and the Maximum Collectible Rent 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 2020-21 Order of Eligibility or Computed Order of Eligibility.
- 4. If 2018-19 MBR increases were granted for subject building, start computation of the 2020 Maximum Base Rent on Part A, Line1.
- 5. If 2018-19 MBR increases were denied for subject building, and your last MBR increases were granted for:
 - a. 2016-17; multiply the 2016-17 MBR by 1.176 to determine the 2020 MBR, or
 - b. 2014-15; multiply the 2014-15 MBR by 1.289 to determine the 2020 MBR, or
 - c. 2012-13; multiply the 2012-13 MBR by 1.396 to determine the 2020 MBR, or
 - d. 2010-11; multiply the 2010-11 MBR by 1.505 to determine the 2020 MBR, or
 - e. 2008-09; multiply the 2008-09 MBR by 1.700 to determine the 2020 MBR, or
 - f. 2006-07; multiply the 2006-07 MBR by 1.802 to determine the 2020 MBR, or
 - g. 2004-05; multiply the 2004-05 MBR by 1.949 to determine the 2020 MBR, or
 - h. 2002-03; multiply the 2002-03 MBR by 2.285 to determine the 2020 MBR, or
 - i. 2000-01; multiply the 2000-01 MBR by 2.524 to determine the 2020 MBR, or
 - j. 1998-99; multiply the 1998-99 MBR by 2.633 to determine the 2020 MBR, or
 - k. 1996-97; multiply the 1996-97 MBR by 2.733 to determine the 2020 MBR, or
 - 1. 1994-95; multiply the 1994-95 MBR by 2.815 to determine the 2020 MBR, or
 - m.1992-93; multiply the 1992-93 MBR by 3.229 to determine the 2020 MBR, or
 - n. 1990-91; multiply the 1990-91 MBR by 3.577 to determine the 2020 MBR, or
 - o. 1988-89; multiply the 1988-89 MBR by 3.864 to determine the 2020 MBR, or
 - p. 1986-87; multiply the 1986-87 MBR by 4.497 to determine the 2020 MBR, or
 - q. 1984-85; multiply the 1984-85 MBR by 5.015 to determine the 2020 MBR, or
 - r. 1982-83; multiply the 1982-83 MBR by 5.391 to determine the 2020 MBR, or
 - s. 1980-81; multiply the 1980-81 MBR by 5.984 to determine the 2020 MBR, or
 - t. 1978-79; multiply the 1978-79 MBR by 6.582 to determine the 2020 MBR, or
 - u. 1976-77; multiply the 1976-77 MBR by 7.174 to determine the 2020 MBR, or
 - v. 1974-75; multiply the 1974-75 MBR by 8.753 to determine the 2020 MBR, or

6.	If the building is being granted MBR increases for the first time, start the computation of the 2020 Maximim Base Rent on Part A, Line 3, using the Unadjusted 2020 Maximum Base Rent shown on the Computed Order of Eligibility - 2020-21 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 2020-21 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:
	7. 0.00

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State of New York Division of Housing and Community Renewal Office of Rent Administration

Web Site: www.hcr.ny.gov

Gertz Plaza 92-31 Union Hall Street Jamaica, NY 11433

Docket Number:	
	- 1

Notice Of Maximum Collectible Rent: Effective January 1, 2021

Mailing Address o	f Tenant:		Mailing Address of Owner/Ag	gent:
Name:			Name:	
Number/Street:		Apt. No:	Number/Street:	
State, Zip Code: _			State, Zip Code:	
Subject Building:				
	Number and Street	Apart	ment Number	City, State, Zip Code

To The Owner

- 1. This form is used for a building which received either a 2020-21 Order of Eligibility (Form RO-30 MBR) or a 2020-21 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, 2021. This form computes the 2021 Maximum Collectible Rent (MCR) and if necessary adjusts the 2020-21 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, 2021 or of the issue date of 2020-21 Order of Eligibility, whichever is later, causes this increase to be collectible prospectively only.
- 3. A 2021 Maximum Base Rent Master Building Rent Schedule Form RMB-2021 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 2020 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 2020-21 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 2020-21 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, 2021 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 fo	ollowing information	on must be cop	pied from the 2020-21 Ord	er of El	ligibility or C	computed O	order of Eligibility.			BR
Effect	rive Date:/_	/	Issue Date:	_/	_/		Docket Number:			
Note:			20-21 MBR Order is after allowed during the 2020-2			do not use	this form. Use eithe	er form RN	-26S or forn	n RN-26 to
			Part B - Compu	tation	of Adjusted 2	2021 Maxi	mum Base Rent			
(rs on the 2020	Base Rent. OMaster Building Rent Scl ce of Increase Form RN-2						\$	(1)
			ipment and major capital i			justments (i	increases and			
(iecreases) granted t	setween Janua	ary 1, 2020 and December	31, 202	.0.				\$	(2)
3.	Adjusted 2021 Max	imum Base R	ent (Total of Lines 1 and 2).					\$	(3)
			Part C - Computa	tion of	f 2021 Maxin	num Collec	ctible Rent			
4. I	Enter Maximum Co	llectible Rent	on December 31, 2020.						\$	(4)
5. a	. Multiply Line 4	by 1.075							\$	(5)a
ł	o. Multiply Line 4	by 1.0085							\$	(5)b
(MCR) in effect on	12/31/2020 is	and Tenant Protection Act increased by not more tha ous five years of one-year	n 0.85%	6 on 1/1/2021	(which is	less than 7.5% and is	s		
(Maximum Collectib If Line 4 is greater Line 3 or Line 5a or	than Line 3, e	enter the amount from Line	4. Oth	nerwise enter	the amount	t from		\$	(6)
	Enter net total of all and the date of this		pment, major capital impro	vemen	t granted betv	ween Januar	ry 1, 2021			
									\$	(7)
	Current Maximum (Total of Lines 6 and		ent without Senior Citizen	or Disal	bility Exempt	tion.			\$	(8)
9. I	Rent Payable by Ter	nant (Total of	Line 8).						\$	(9)
To Se	nior Citizens and	Disabled Ten	ants:							
10. I	f the tenant has a va Owner, enter amou	alid Senior Ci nt if tenant ha	tizen or Disability Rent In as current valid exemption.	crease I	Exemption Or	rder the Ma	ximum Collectible I	Rent is:	\$	(10)
			Part D	- Affirn	nation and C	Certification	n			
Subje	ct Building:									
ī		Number and St	reet, the owner o	r	Apartmen			-	tate, Zip Code er penalties	
-,	(please prin		, the owner o	-		e appropriate		diffiff dife	or penanties	provided
from 1	v, that the computat	tions and state Administration	ments made on this form a n, and that I am maintaining		and correct to	the best of	f my knowledge and			
Do4-	1 1		G: ,	£ C	Driver Off	m on A ====d				
	//	_	Signat	are of C	owner, Omcei	or Agent:				
₹N-26	s.1 (8/20)									



RMBR-ATT (1/20)

Subject Building:

State of New York Division of Housing and Community Renewal Office of Rent Administration Web Site: www.hcr.ny.gov

Number and Street

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

Apartment or Room Number

Docket Number:

City, State, Zip Code

Page 1 of 2

Attachment (Page 1 and 2) To Be Filed With Notice Form RN-26 - Long Form For Adjustment of 2020 MBR Where Owner Pays For Tenant's Gas and/or Electricity

Effective Date	of 2020	-21 Maximum Base Rent (MBR) Order o	f Eligibility:/	
	1. 2. 3. 4.	Complete page 1 and 2 only if owner pay Do not complete these pages unless a 202 the building. A completed copy of this form must be so Form RN-26-Long Form. A completed copy of this form together was to be filed with the MBR Section with Eligibility.	erved upon the tenant tog	gether with Notice
		A. If Owner Pays for I	Electricity	
for the 1974 1976 1978 1980 1982 1984 1986 1988 1990 1992 1994 1996 1998 2000 2002 2004 2006 2008 2010 2012 2014 2016 2018	- 73 or ne first to - 75 - 77 - 79 - 81 - 83 - 85 - 87 - 89 - 91 - 93 - 95 - 97 - 99 - 01 - 03 - 05 - 07 - 11 - 13 - 15 - 17	is being granted time	Line 1 and \$ 27.31	\$ 102.83 \$ 55.53 \$ 43.61 \$ 43.99 \$ 44.36 \$ 15.51 \$ 26.01 \$ 26.24 \$ 29.71 \$ 30.76 \$ 26.40 \$ 20.32 \$ 22.97 \$ 23.75 \$ 28.44 \$ 12.80 \$ 1.28 \$ 4.46 (\$5.20) (\$3.57) (\$8.19) (\$4.32) (\$25.54) (\$ 4.56)
		riate amount shown above for Line 1. riate amount shown above for Line 2.	(2)	(1)
3. Enter the4. Multiply	e numbe Line 2	r of rooms in apartment. by Line 3 and enter on Line 4. 4 and enter result on Line 5.	(3)	(4) (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 \$ 119.02
1974 - 75	\$ 07.08
1976 - 77	\$ 94.26
1978 - 79	\$ 84.50
1980 - 81	\$ 79.75
1982 - 83	\$ 70.58
1984 - 85	\$ 56.36
1986 - 87	\$ 56.78
1988 - 89	\$ 61.21
1990 - 91	\$ 61.35
1992 - 93	\$ 66.49
1994 - 95	\$ 56.01
1996 - 97	\$ 59.80
1998 - 99	\$ 47.52
2000 - 01	\$ 55.31
2002 - 03	\$ 15.30
2004 - 05	\$ 12.38
2006 - 07	(\$ 0.54)
2008 - 09	(\$20.02)
2010 - 11	(\$39.67)
2012 - 13	(\$ 9.16)
2014 - 15	\$17.15
2016 - 17	\$16.89
2018 - 19	\$27.72
6. Enter the appropriate amount shown above for Line 6.	(6)
7. Enter total Lines 5 and 6. For the total gas and/or elect enter this amount in Part B Line 7 on Notice Form RN-	ricity adjustment for this apartment, 26-Long Form. (7)
RMBR-ATT (1/20)	Page 2 of 2



State of New York

Division of Housing and Community RenewalOffice of Rent Administration

Web Site: www.hcr.ny.gov

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 2020 MBR To Include Appropriate Labor Cost Adjustment

Subject Building:							
Number and Street Effective Date of 2020-21 MBR Order of Eligibility://	Apartment or Room	Number Ci	ty, State, Zip Code				
This calculation adjusts the 2020 Maximum Base Rent (MBR) to reflecost level for this building. This method avoids duplicating the averagincluded in the overall Standardized Increase Factor.	ect a labor componer ge increases in labor	nt as of January 1, 20 costs over the last t	020 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 2018 or 2019 and a Master Order Increasing Maximum Rent (RO-33.8) was issued to the owner prior to January 1, 2020. If the latest Labor Cost Adjustment Application was filed prior to 2018, do not file this page because the 2020 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 2020 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 2018 or 2019 or any results.	ne latest Owner's Appevisions resulting fro	plication For Increas om administrative re	se-Maximum Rent-Labor eview (PAR) or audit review.				
Docket Number of Application: Date Signed (as s	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 4/21/18 (A)	Labor Cost Application Filed 4/21/18 to 4/20/19 (B)	Labor Cost Application Filed 4/21/19 to 12/31/19 (C)				
1. Actual annual Labor Cost (from Part III, Line 5 of Labor Cost Application)	\$	\$	\$				
2. Multiply Line 1 by 1.094 for Column (A); 1.060 for Column (B)	\$	\$					
3. 2018 MBR Labor Cost Allowance (from Part II, Line 12 of Labor Cost Application) \$ x 1.094.	\$	\$	\$				
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	·	Ψ	<u> </u>				
AVIDIC-AT 1 (1/20)							

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.hcr.ny.gov

2020 Maximum Base Rent Master Building Rent Schedule Page_

Docket Number:

pages

TO FILE THIS FORM ONLINE GO TO:

https://hcr.ny.gov/online-services-owners-and-managers under 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.

Subject Building Number and Street:				Total Number of Apartments:			
City, State:		Zip Code:		Number of Controlled Apart			
				Effective Date of Order of E	ligibility://	<u>'</u>	
				Maximum Collectible Rent		MCR	
Apartment Number	Tenant	Adjusted 2020 Maximum Base Rent (RN-26S Ln. 3/RN-26 Ln. 8)	12/31/2019 (RN-26S Ln. 4 RN- 26 Ln. 9	1/1/2020 or eff. date of order (RN-26S Ln. 6 RN-26 Ln. 11)	Current (RN-26S Ln. 6 RN-26 Ln. 13)	Senior Citizen and Disabled tenant Exempt Rent (RN-26S Ln. 7 RN-26 Ln. c*)	
	Owner/M:	anaging Agent			Affirmation and Certifi	cation	
Name:	ame:			I affirm under penalties provided by law, that the information reported on this form is from the computations made on the 2020 tenant's Notice of Increase in			
Number and Street:			the 2020-21 MBR and MCR served on each controlled ter	Computation form (RN nant as listed within the l	-26S or RN-26) which I have ast 60 days and that the information		
ity, State, Zip Code:				mation is true and correct to	the best of my knowledg	ge and belief.	
RN-26 Ln.c can b	N-26 Ln.c can be found in Part A on the front page of the form RN-26.			Dated:/	Signature:	Owner, Officer or Agent	
MB-2020 (1/20)						Owner, Omcer or Agent	

D	C	
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			Maximum Collectible Rent		MCR	
Apartment Number	Tenant	Adjusted 2020 Maximum Base Rent (RN-26S Ln. 3)(RN-26 Ln. 8)	12/31/2019 (RN-26S Ln. 4 RN- 26 Ln. 9)	1/1/2020 or eff. date of order (RN-26S Ln. 6 RN-26 Ln. 11)	Current (RN-26S Ln. 6) (RN-26 Ln. 13)	MCR Senior Citizen and Disabled tenant Exempt Rent (RN-26S Ln. 7 (RN-26 Ln. c*)

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.hcr.ny.gov

2021 Maximum Base Rent Master Building Rent Schedule

TO FILE THIS FORM ON LINE GO TO:

BR

Docket Number:_

https://hcr.ny.gov/online-services-owners-and-managers under 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 rent 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.

Subject Bu Number ar			Total	Number of Apartments:		
City, State:	:	Zip Code:	Numb	per of Controlled Apartmen	nts:	
			Effect	ive Date of Order of Eligi	bility:/	_
				Maximum Collectible Rent		MCR
Apartment Number	Tenant	Adjusted 2021 Maximum Base Rent (RN-26 Line 8) (RN-26s Line 3) (RN-26s.1 Line 3)	12/31/2020 (Line 4 of 2021 RN- 26s.1)	1/1/2021 (Line 6 of 2021 RN-26s.1)	Current (RN-26 Line 13) (RN-26s Line 6) (RN-26s.1 Line 8)	Senior Citizen and Disabled Tenant Exempt Rent (RN-26 Line c) (RN-26s Line 7) (RN-26s.1 Line 10)
	Owner/Manag	ging Agent	I		rmation and Certificatio	
Name:				ffirm under penalties provi s form is from the compute		
Number ar	nd Street:			Collectible Rent: 2021 (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		
City, State,	City, State, Zip Code:			e and correct to the best of		
			Da	ted:/	Signature:	ner, Officer or Agent
RMB-2021	(8/20)				Owi	nei, Onicei di Agent

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				MCR		
Apartment Number	Tenant	Adjusted 2021 Maximum Base Rent (RN-26 Line 8) (RN-26s Line 3) (RN-26s.1 Line 3)	12/31/2020 (Line 4 of 2021 RN- 26s.1)	1/1/2021 (Line 6 of 2021 RN-26s.1)	Current (RN-26 Line 13) (RN-26s Line 6) (RN-26s.1 Line 8)	Senior Citizen and Disabled Tenant Exempt Rent (RN-26 Line c) (RN-26s Line 7) (RN-26s.1 Line 10)



State of New York Division of Housing and Community Renewal Office of Rent Administration Web Site: www.hcr.ny.gov

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

Docket Numbe	er:

Notice of Increase in 2020-21 Maximum Base Rent and Maximum Collectible Rent Computation (Long Form)

	ng Address of Tenant:	Mailing Address of Owner/Managing Agent: Name:
	per/Street:	
	Zip Code:	City: State, Zip Code:
~,		
Subje	Number and Street Aparts	ment or Room Number City, State, Zip Code
	Pa	art A
	Long Form is used to compute the Maximum Base adjustments:	e Rent (MBR) for an apartment requiring the following
	Owner paid for gas and/or electricity Rent adjustments after August 1, 1970 (Example:	Major Capital Improvements, new equipment, etc.)
If no	one of these adjustments apply, use Notice Form RN	N-26S (Short Form).
2020	0-21 MBR. If the 2020-21 MBR Order of Eligibilit	istments to MBRs, you must use this form to calculate the y was effective before January 1, 2021, you should use im Collectible Rents (MCRs) effective January 1, 2021.
a.	Effective Date of 2020-21 MBR Order of Eligi	bility:/
b.	2020-21 MBR as Adjusted; enter from Part B, Lin Adjusted Maximum Collectible Rent; enter from	
	To Senior Citizens	and Disabled Tenants
c.	the Maximum Collectible Rent is:	ity Rent Increase Exemption (SCRIE or DRIE) Order, tenant if tenant has a currently valid exemption).
Incre cause Incre comp	ease Exemption Order (DRIE) is not required to pares the monthly rent to exceed one-third of the tenar case Exemption Order is renewed automatically for pleted and filed a Renewal Application with the Nor citizens including Supplemental Security Income	ent Increase Exemption Order (SCRIE) or a Disability Rent y any portion of the rent increase indicated above which nt's monthly disposable income. A currently valid Rent six months, during which time the tenant must have ew York City Department of Finance. (SSI) recipients, 62 or older and disabled tenants 18 or ne of \$50,000 or less, who do not have rent increase
exem	nption orders may be eligible for an exemption. Comation.	ontact 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-2020, 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 2020-21 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 2018-19 MBR increases were granted for the building, start calculation of Adjusted 2020 Maximum Base Rent in Part B, Line 1
- III. If 2018-19 MBR increases were denied for the building and the last MBR increases were granted for:

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a. 2016-17; multiply the 2016-17 MBR by 1.176 to determine the 2020 MBR, or
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- b. 2014-15; multiply the 2014-15 MBR by 1.289 to determine the 2020 MBR, or
- c. 2012-13; multiply the 2012-13 MBR by 1.396 to determine the 2020 MBR, or
- d. 2010-11; multiply the 2010-11 MBR by 1.505 to determine the 2020 MBR, or
- e. 2008-09; multiply the 2008-09 MBR by 1.700 to determine the 2020 MBR, or
- f. 2006-07; multiply the 2006-07 MBR by 1.802 to determine the 2020 MBR, or
- g. 2004-05; multiply the 2004-05 MBR by 1.949 to determine the 2020 MBR, or
- h. 2002-03; multiply the 2002-03 MBR by 2.285 to determine the 2020 MBR, or
- i. 2000-01; multiply the 2000-01 MBR by 2.524 to determine the 2020 MBR, or
- j. 1998-99; multiply the 1998-99 MBR by 2.633 to determine the 2020 MBR, or
- k. 1996-97; multiply the 1996-97 MBR by 2.733 to determine the 2020 MBR, or
- 1. 1994-95; multiply the 1994-95 MBR by 2.815 to determine the 2020 MBR, or
- m. 1992-93; multiply the 1992-93 MBR by 3.229 to determine the 2020 MBR, or
- n. 1990-91; multiply the 1990-91 MBR by 3.577 to determine the 2020 MBR, or
- o. 1988-89; multiply the 1988-89 MBR by 3.864 to determine the 2020 MBR, or
- p. 1986-87; multiply the 1986-87 MBR by 4.497 to determine the 2020 MBR, or
- q. 1984-85; multiply the 1984-85 MBR by 5.015 to determine the 2020 MBR, or
- r. 1982-83; multiply the 1982-83 MBR by 5.391 to determine the 2020 MBR, or
- s. 1980-81; multiply the 1980-81 MBR by 5.984 to determine the 2020 MBR, or
- t. 1978-79; multiply the 1978-79 MBR by 6.582 to determine the 2020 MBR, or
- u. 1976-77; multiply the 1976-77 MBR by 7.174 to determine the 2020 MBR, or
- v. 1974-75; multiply the 1974-75 MBR by 8.753 to determine the 2020 MBR, or
- w. 1972-73; multiply the 1972-73 MBR by 9.497 to determine the 2020 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 2020 Maximum Base Rent in Part B, Line 5, using the Unadjusted 2020 Maximum Base Rent shown on the Computed Order of Eligibility 2020-21 Maximum Base Rent, Form RO-30C MBR.

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Part B Computation of Adjusted 2020-21 Maximum Base Ren	ıt	
1. Enter Adjusted 2019 MBR as shown on last 2018-19 MBR Notice.	\$	(1)
2. 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 2018-19		
MBR Notice (RN-26, RN-26S).	\$	(2)
3. Unadjusted 2018-19 MBR. Subtract Line 2 from Line 1.	\$	(3)
4. 2020-21 Standardized Increase Factor.	\$1.095	(4)
5. Unadjusted 2020-21 MBR. Multiply Line 3 by Line 4. If 2018-19 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, 2019.	\$	(6)
7. If the owner pays for gas and/or electricity in this apartment, fill out Attachment For Adjustment of 2020 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)
8. 2020-21 MBR (Adjusted). Enter total of Lines 5 through 7.	\$	(8)
Part C Computation of Maximum Collectible Rent		
9. Maximum Collectible Rent on December 31, 2019.	\$	(9)
10. a. Multiply Line 9 by 1.075	\$	(10)a
b. Multiply Line 9 by 1.0085	\$	(10)b
Pursuant to the Housing Stability and Tenant Protection Act (HSTPA) of 2019, the Maximum Collectible Rent (MCR) in effect on 12/31/2019 are increased by not more than .85% on 1/1/2020 (which is less than 7.5% and is based on the average of the previous five years of one-year rent adjustments for rent stabilized apartments.)		
11. If Line 9 is greater than Line 8, enter amount from Line 9; otherwise, enter the amount from Line 8 or Line 10a or 10b, whichever is less.	\$	(11)
12. Enter net total of service, equipment and Major Capital Improvement rent adjustments between January 1, 2020 and the date of this Notice, if any.	\$	(12)
13. Current Maximum Collectible Rent. Add Line 11 and Line 12.	\$	(13)
To The Tenant		
If you do not understand or agree with the Owner's computations, request a clarification from the owner. If you satisfactory explanation, you may submit a "Tenant's Complaint of Rent and/or other Specific Overcharges in Apartments" (DHCR Form RA-89C).		
Challenges to the MBR Order must be filed at Gertz Plaza or any Borough Rent Office on challenge form RA-to specific and should relate to lawful requirements, such as those related to certification, and/or to whether the Order was correct. A tenant's challenge must be filed within thirty-five (35) days after receiving from the owner increase (Form RN-26S or RN-26). Any party aggrieved by the challenge determination may file a Petition for (PAR) using Form RAR-2 within thirty-five (35) days of the challenge determination issue date.	e effective date of er a copy of the l	of the Notice of
Any appropriate retroactive increase in rent according to the 2020-21 Order of Eligibility shall be paid in install of months between the effective date of the Order of Eligibility and your next rent payment date. At your option retroactive amount in a lump sum. Affirmation		
Subject Building: Number and Street Apartment Number City, I, the undersigned, affirm under penalties provided by law, that the computations and statements made on this attachments (RMBR-ATT), if any, are true and correct to the best of my knowledge and belief or are based on the Office of Rent Administration and that I am maintaining and will continue to maintain all essential services be furnished to the subject housing accommodation.	orders received	from
Date:/ Signature of Owner, Officer or Agent:		

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