

# After year-long rent strike, Brooklyn tenants hope to go co-op



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Tenants of a deteriorating Crown Heights apartment building marked the one-year anniversary of their rent strike with a Halloween-themed rally on Oct. 30.

Residents of 1392 Sterling Place have been refusing to pay their rent since last fall after their building management continuously failed to meet the repair demands of their decaying home, said Charlie Dulik, a tenant organizer for Housing Organizers for People Empowerment.

Residents have long complained of infestations of pests and mold, falling ceilings, leaky pipes, and more. There are nearly 500 open violations against the building, according to city records, and management has been ordered to find and abate mold, provide hot water, fix or replace smoke and



PHOTO COURTESY CHARLIE DULIK

Tenants of 1392 Sterling Place marked the one-year anniversary of their rent strike with a rally and a call to action u2014 they plan to try to buy their building and turn it into a co-op after years of dealing with shoddy landlords.

carbon monoxide detectors, and more.

Rally organizers detailed the condition of the building and what they plan to do next — fed up with the negligence of Iris Holdings, the management company responsible for maintaining the building, they are looking to take matters

into their own hands by collectively purchasing the building and turning it into a cooperative.

“Nothing has really changed,” Dulik said of the building’s condition under current ownership. “What needs to happen in general is getting everyone in the buildings organized

and on the same page in fighting for it. [Second] is to find financing [and] convince the landlord to sell to the tenants.”

He said while the decision to run the building as a co-op will a long term fight, it is something that Urban Homesteading Assistance Board, which operates

HOPE, has done before — earlier this year, they successfully converted a Bronx apartment building into a co-op after years of struggle with a bad landlord.

In 2019, the longtime landlords of 1392 Sterling Place began the process of selling the building to Iris Holdings Group. They planned to deregulate the rent-stabilized building raise rents to market rate in order to kick the current tenants out.

Dulik said right as these plans were being finalized, the Housing Stability and Tenant Protection Act of 2019 was passed, effectively outlawing high-rent and high-income deregulation — causing Iris Holdings to back out of the deal. The company then began to claim they were “tricked” into the deal. Now, they want nothing to do with the Crown Heights apartment.

In 2021, the former land-

lord, Rubin Dukler, passed away — leaving the management company more-or-less in charge and tenants unsure who really owned the building. In 2020, tenants of another of Dukler’s buildings sued he and Iris Holdings for illegally overcharging for rent.

Attempts to reach Iris Holdings by phone were unsuccessful.

According to a spokesperson with HPD, the building was validly registered on Oct. 25. The organization initiated comprehensive litigation against this property in Housing Court in May 2022 and says their Tenant Harassment Unit has conducted inspections at the property and will continue to monitor owner compliance in connection with their litigation.

The spokesperson encouraged tenants to call 311 to report any new conditions that require repair.

Victoria Schneps presents

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## NOTICE

CALL FOR INTERNATIONAL PUBLIC BID  
Procedure Reference: ( EDENORTE-CCC-LPI-2022-0001 )  
ACQUISITION OF POWER TRANSFORMERS FOR EDENORTE DOMINICANA, S.A., FIRST CALL.

EDENORTE DOMINICANA, S.A., in compliance with the provisions of Law No. 340-06 on Public Purchases and Contracting of Goods, Services, Works and Concessions dated August Eighteen (18) Two Thousand Six (2006), modified by Law No. 449-06 dated December Six (6), Two Thousand Six (2006), summons all interested parties to submit proposals for the **ACQUISITION OF POWER TRANSFORMERS FOR EDENORTE DOMINICANA, S.A., FIRST CALL.**

Those interested in withdrawing the specific specifications should go to the Purchasing Management, located at Ave. Juan Pablo Duarte No.74, Santiago De Los Caballeros, Dominican Republic, Monday through Friday from 8:00 a.m. to 5:00 p.m.; and on the Institutional Portal of **EDENORTE DOMINICANA, S.A.** ([www.edenorte.com.do](http://www.edenorte.com.do)) or the Portal of the General Directorate of Public Procurement (DGCP) [www.comprasdominicana.gob.do](http://www.comprasdominicana.gob.do), for the purpose of preparing their proposals. The specifications are available free of charge.

**The proposals will be presented in digital or physical format:**

1. The proposals in digital format will be received through the Transactional Portal of the Computer System for the Management of Purchases and Contracts of the Dominican State; **until 09:00 a.m. of December 15 of the year two thousand and twenty-two (2022).**
2. The physical proposals will be received in sealed envelopes, **on December 15 of the year two thousand twenty-two (2022), until 10:00 a.m.**

All proposals will be opened before a Notary Public, on **December 15, two thousand twenty-two (2022), at 10:01 a.m.**, at the registered office of **EDENORTE DOMINICANA, S.A.** located at Av. Juan Pablo Duarte No.74, Santiago De Los Caballeros, Dominican Republic.

All interested parties must be registered in the **Registry of State Suppliers**, administered by the General Directorate of Public Procurement.

**EDENORTE DOMINICANA, S.A.**