

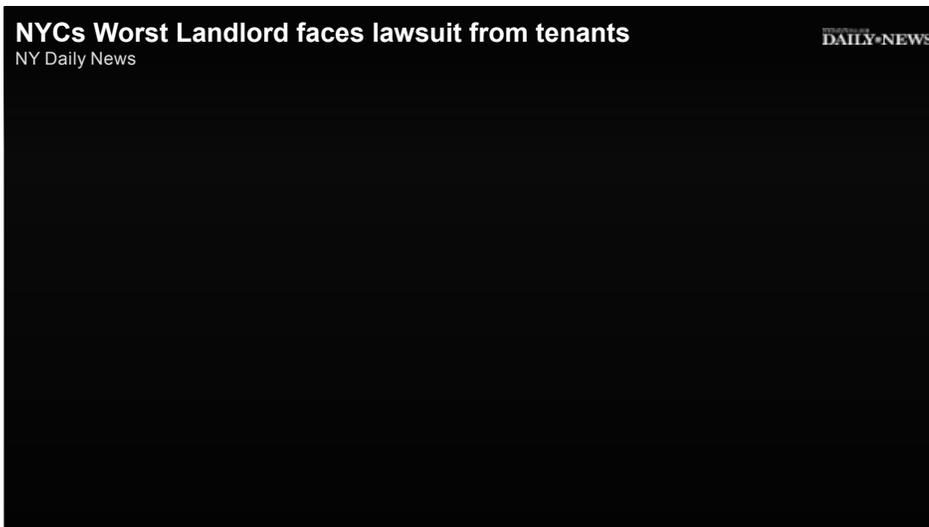
EXCLUSIVE: 38 residents of Bronx apartment building file suit against NYC's 'Worst Landlord' for failing to address unlivable conditions

BY BEN KOCHMAN NEW YORK DAILY NEWS Updated: Monday, April 4, 2016, 11:06 AM

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Inside a building on the Grand Concourse blocks from Yankee Stadium, Rico Moreno hears rats scratching at his rotting bathroom tiles when he tries to take a shower.

Upstairs, Laura Bordas and her mother, Miguelina Fana, are forced to cook dinner on hot plates. The building's stoves have not worked for weeks, ever since the laundry room in the basement caved in and authorities cut off the building's gas line.

Now, those tenants are among 38 Bronx neighbors who have filed suit against building owner Ved Parkash for failing to correct a laundry list of horrid conditions, the Daily News has learned.

In papers filed in Bronx Housing Court, the tenants say that their homes at 750 Grand Concourse have deteriorated since Parkash — named by the public advocate's office in November as the "City's Worst Landlord" — took the deed 20 years ago.

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The tenants hope a judge will order Parkash — scheduled to appear in court



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Laura Bordas, a 750 Grand Concourse tenant, explains how she uses hot plates on top of her stove, due to the lack of gas in her kitchen.

Monday for the first time — to fix more than 500 active city Housing Preservation and Department Department violations, or face fines and possible imprisonment.



ANDREW SAVULICH/NEW YORK DAILY NEWS

One resident says he had to tape rat traps into missing bathroom tiles, since rodents come through the walls.

"I hope that they take away the building from him," said Bordas, 24. "We call and call, but nothing happens. It's like they don't care."

Parkash's son Anurag said that the family's Jamaica, Queens-based company had already begun remedying the complaints after the damning "Worst Landlord" list from city Public Advocate Letitia James was released.

He said the number of violations was trimmed to 200, before the count ballooned again when city inspectors came by and substantiated more complaints as a result of the lawsuit filed in February.

The current violations count at the prewar, 99-unit elevator building is 516, city



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Rico Moreno says the eventual mold caused by the traps is "better than having the rats come in."

records show.



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Voleta Chapman highlights the building's boarded up laundry room.

Unlivable conditions include lack of hot water and cooking gas, peeling ceilings and reports of lead paint.

Anurag Parkash said he planned to make the fixes as soon as possible. He said it has been difficult to get his workers into the apartments during working hours Monday through Friday, when tenants are at work.

"The goal is to get the work done," he said. "If they will give us access, we'll get the work done."

A lawyer for the tenants said there was no excuse for the decrepit conditions.

"These violations exist, and they have to be corrected," said Keriann Pauls of the Urban Justice Center, which is representing the residents with the help of tenant rights group CASA New Settlement.

"There's no excuse for them to

say, 'We don't have to do this.' "

The fixes could not come soon enough for Moreno, 32, who has resorted to sticking rat traps into his shower tiles to keep the rodents at bay.

"Over time, it will mold up," he told The News during a recent visit. "But it's



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The apartment building has more than 500 active city Housing Preservation and Department violations.

better than having the rats come in.”

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