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***FOR IMMEDIATE RELEASE:***

**HOUSING COURT GRANTS \$30,000 IN ATTORNEYS' FEES  
TO ROSENBERG & ESTIS CLIENT, EAST RIVER HOUSING CORP.,  
IN CASE OVER TENANT WITH ILLEGAL DOG**

A judge in the Housing Part of the Civil Court of the City of New York in Manhattan has ruled on behalf of East River Housing Corp., requiring a tenant to pay \$30,087.29 in attorneys' fees in a dispute over an illegal pet in a cooperative apartment. Bradley S. Silverbush, senior litigation partner of Rosenberg & Estis, P.C., represented East River Housing Corp. in the case.

The case began when management received a report that the shareholder, Steven Gilbert, was harboring a dog in violation of his proprietary lease. Only after the coop commenced legal proceedings against the shareholder for violating a substantial obligation of his tenancy did the shareholder remove the dog. Notwithstanding the shareholder's cure of the violation, by removal of the dog, the court nevertheless granted the coop legal fees.

After a full hearing to determine the amount to be awarded, the court granted the coop its fees, finding that the belated cure of the violation does not absolve the tenant from his responsibilities. Moreover, the court held that a separate complaint by the shareholder, alleging that he requires the dog as a reasonable accommodation, is not grounds to delay the coop's entitlement to the legal fees related to the Housing Court case. That complaint has yet to be heard by the court.

"We had proposed a very reasonable settlement in which the tenant would have paid only nominal legal fees while keeping possession of the dog, but the tenant backed out of the deal," Silverbush said. "It is unclear to me why people do what they do, but this decision should send a clear message that people cannot ignore their lease obligations with impunity."

*Founded in 1979, Rosenberg & Estis, P.C. is widely recognized as one of New York City's pre-eminent real estate law firms. Rosenberg & Estis, P.C. represents clients in all aspects of real estate development, transactions, financing, litigation, rent regulation and governmental affairs.*

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