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## NEED A WILL?

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## HOUSING ADVISOR

Central Astoria LDC  
204-1056

***My parents are senior citizens living in a rent-controlled apartment. Their apartment is in need of repairs but the landlord refuses to do any work on the apartment. He told my parents that if they want the repairs done he will have to charge because they don't pay a market value rent. Can he do that?***

**R.G. Woodside**

**No**, the landlord must provide and maintain all services regardless of how much a rent-controlled (or rent-stabilized) tenant pays. According to the Housing Maintenance Law, it is the duty of the owner of a multiple dwelling to maintain the premises in good repair.

If the repairs are due to ordinary "wear and tear": leaky faucets, cracks in ceilings, painting, non-working equipment (refrigerator or stove), broken door lock, etc., they cannot be charged for them.

Your parents should send a letter to the landlord by certified mail/return receipt listing all the repairs needed in the apartment. If he does not comply or schedule an appointment within 10 days from the time he signs for the letter, they can file a complaint with the NYC Housing Preservation and Development (HPD) by calling **311**. HPD will send an inspector to conduct an inspection. They can also file a service complaint with the NYS Division of Housing and Community Renewal (DHCR). A copy of the letter should be included along with the complaint and with the signed return receipt.

After taking these steps, if the landlord still does not do the repairs, your parents can file a HP Action (suing the landlord for repairs) in Housing Court.

**For more information call Central Astoria LDC at 1718-204-1056**  
ADVERTORIAL

## Flushing House Hosts Elder Law Seminars

Are you a senior citizen stuck on a financial roller coaster due to the Medicare Part D "doughnut hole?" Did you know the 2005 Deficit Reduction Act makes it more difficult for seniors and the disabled to obtain Medicaid benefits? In light of these setbacks, have you contacted an attorney and made plans to protect your assets and save estate taxes? Hear answers from experts at free elder law



**Ronald Fatoullah, Esq.**, a noted elder law attorney, will lead the second seminar at Flushing House on Saturday, June 7.

Assemblymember **Ann Margaret Carrozza, Esq.**, also an elder law attorney, will discuss how recent policy changes have impacted older adults at the third seminar on Saturday, June 14.



seminars hosted by Flushing House, a non-profit, independent living retirement residence established in 1974.

**Dina Wismur**, deputy general counsel of the Medicare Rights Center (New York City), will review how recent changes in the law have impacted senior programs, benefits, and rights. She will give an overview of Medicare Part D, the "doughnut hole", the impact on prescription drug costs, the future of Social Security, and other important issues, at our first seminar on Saturday, May 31.

**Ronald Fatoullah, Esq.**, noted elder law attorney, will show how Medicaid provisions of the 2005 Deficit Reduction Act severely limit benefits for seniors and the disabled, at our second seminar on Saturday, June 7. There's a new five-year look-back period on asset transfers, and new home equity provisions disquali-

fy many seniors from getting benefits. He will cover new strategies to preserve assets in light of this law.

Assemblymember **Ann Margaret Carrozza, Esq.**, also an elder law attorney, will discuss how recent policy changes have impacted older adults, and why they should seek help with elder law and estate planning to protect their rights and preserve assets. She will present the third in the seminar series on Saturday, June 14.

Admission is free. Handouts and refreshments will be available. All three seminars are from 2:30 to 4 p.m. in the Flushing House dining hall, 38-20 Bowne St., Flushing. For more information and to RSVP, call Robert Salant, Flushing House director of community relations, at 347-532-3025 or 718-762-3198, or e-mail [rsalant@uam.org](mailto:rsalant@uam.org). ([www.flushinghouse.com](http://www.flushinghouse.com))

## Woodside Playwright's Play Presented

**E**lyse Nass, a Woodside resident, and award-winning produced and published playwright, will have her one-act, comedy-drama entitled "The Cat Connection" presented as part of a bill of one-acts entitled "Triple Play". The plays will be presented by Beari Productions for five performances at Trinity Lutheran Church, 63-70 Dry Harbor Rd., Middle Village, on Saturday, June 14 at 8 p.m., Sunday, June 15 at 3:30 p.m., Friday, June 20 at 8 p.m., Saturday, June 21 at 8 p.m. and Sunday, June 22 at 3:30 p.m. General admission is \$12. For reservations, call 718-736-1263.

"The Cat Connection" is about two women in their 60s who meet by chance while awaiting the arrival of a stray cat. Although they are dissimilar personalities, they form a bond through the cat connection.

"The Cat Connection" is published by Samuel French, Inc. and is part of Nass' trilogy about older people entitled "Three One-Act Plays About The Elderly."

The other two one-acts on the bill, "The Cardinal" by Mary Lynch and "The Late Great Hawkins Long" by Alan David Perkins, are also by Queens playwrights.

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