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## HOUSING ADVISOR

Central Astoria LDC  
204-1056

My job is taking me out of town for five or six months, and I am thinking of subletting my apartment while I am gone. Can you fill me in on the rules and regulations regarding subletting?

J.R., Ditmars

Here goes:

Your landlord may not unreasonably deny your request to sublet your apartment, as long as you: Inform your landlord of your intent to sublease by certified mail, return receipt requested, no less than 30 days prior to the date you plan to sublet your apartment.

The notice should include the length of the proposed sublease, name of proposed subtenant, business and home address of proposed subtenant, an address where your landlord can reach you during the sublease and a copy of your lease and the sublease acknowledged by you and your subtenant.

Your landlord has ten (10) days to ask you for more information and 30 days to approve or deny your request (with an explanation).

Your landlord's failure to reply to your request within 30 days is considered consent. If the landlord does not reply in 30-days, you may go ahead and sublet the apartment. Remember, you remain liable for all obligations under your lease.

If the owner unreasonably withholds consent, the tenant may sublet the apartment and may also recover court costs and attorney's fees spent on finding that the owner acted in bad faith by withholding consent. If the owner reasonably withholds consent, the tenant may not sublet the apartment.

Your landlord can charge you a 10% increase to sublet during the term of a sublease that commences during this guideline's period and you may pass this on to the subtenant. Keep in mind,

however, you may not overcharge the subtenant. You may charge 10% additional if your apartment is fully furnished.

Rent Control has different regulations, for information call the Central Astoria LDC at 718-204-1056.

ADVERTORIAL

## JFK Club Honors Queens Grads With Award, Cash

The John F. Kennedy Regular Democratic Club of Queens (JFK Club) honored graduating students from seven local high schools in Eastern Queens for their commitment to education and the community with their Charles P. Zaragoza Community Service Award and a \$100 check. The award was created this year in memory of Zaragoza, who was a 20-year member of the club, president of the St. Nicholas of Tolentine Parish Council and advocated for the homeless and newcomers to this country.

College office counselors Cathy Reynolds, Jamaica H.S., Robert Boykin, Richmond Hill H.S., Martina Grant, Forest Hills H.S., Barbara Gong, John Bowne H.S., Christine Gerstner, Robert F. Kennedy H.S., Lisa Carney, Hillcrest H.S. and Kelly Miller, Gateway H.S. chose the recipients of this award.

The winners of the JFK Club's 2008 Zaragoza Community Service Award are Dominique Burrus, Poiema Willett, Andrew Shamsheer, Galat Xue, Dimitra Mpounas, Angela Farooqi and Jolene Ramsaran.

JFK Club Award Committee

Members Susan Cleary chair, Jeffrey Gottlieb co-chair, Karen Cohn, Harold Weinman, Howard Birnbaum and Dave Kerpen presented District Leaders Morton Povman and Charlotte Scheman with the concept of honoring graduating students with not only a certificate but cash as well.

JFK Club President Herb Ryan, with Cleary was the first to present the award certificate in the form of a "proclamation" and check, followed by club members Cohn, Weinman, Gottlieb and Deacon Lionel Knight.

Ryan said, "I have not seen nor heard such enthusiasm for education and helping out the community, and we look forward to a tradition of the JFK Club presenting the Zaragoza Community Service Award." Cleary added, "I was really impressed with the students and their commitment as well as other cash awards such as Coca Cola's \$50,000 and the United States Air Force \$60,000. While we're not in that league, it felt really good to watch the students' faces when we handed them their check right after we read their 'proclamation'."



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