Regulatory Shaming:
A case study of New York City’s Landlord Watchlist
THE 100 WORST LANDLORDS IN NEW YORK CITY

PARKASH 2675 LLC
VED PARKASH, HEAD OFFICER
2235 VIOLATIONS 11 BUILDINGS 720 UNITS

HDS FUNDING CO
HARRY D SILVERSTEIN, HEAD OFFICER
1482 VIOLATIONS 7 BUILDINGS 408 UNITS

ELG 1275 LLC
YECHIEL WEINBERGER, HEAD OFFICER
1392 VIOLATIONS 11 BUILDINGS 316 UNITS

1025 BOYNTON AVENUE REALTY LLC
MOSHE PILLER, HEAD OFFICER
1263 VIOLATIONS 8 BUILDINGS 401 UNITS
2021 Landlord Watchlist

100 Landlords Watchlist Overview

On this year’s Worst Landlord Watchlist, there were a total of 463 buildings that house a total of 9,384 units. Over the time period from December 2020 to November 2021, these Watchlist buildings averaged 55,202 open Housing Preservation and Development violations.

Immediately Hazardous Violations

2021 Watchlist buildings averaged 1.4 immediately hazardous "C" Level Violations per unit while buildings with more than two units across New York City averaged 0.1 immediately hazardous "C" level violations per unit.

Examples of class "C" violations include issues with heat, no hot water, rodents, lead paint, etc.

Hazardous Violations

2021 Watchlist buildings averaged 3.3 hazardous "B" Level violations per unit while buildings with more than two units across New York City averaged 0.4 hazardous "B" level violations per unit.

Examples of class "B" violations include issues with lighting, painting, required signage, proper fire safety, etc.
One of NYC’s ‘worst landlords’ sues Public Advocate over disparaging title

Kamran Hakim is suing the public advocate for $15 million

By Rachel Sugar | Dec 30, 2016, 12:10pm EST
Residents complain of rat-infested Bronx building owned by 1 of NYC's 'Worst Landlords'
Unique web visitors to the Landlord Watchlist website
Lessons learned

• Hard to argue measured violations reduced by LW
• Landlord watchlist:
  • Drew media attention
  • Prompted tenant organizing and litigation
  • Used by ‘infomediaries’
  • ‘Worked’ in some cases
• Moral message contradicted by continuing City contracts
• Treatment was to the most frequent offenders
Recommendations

• Publicize results
• Coordinate across agencies
• Have a strategy for the moral message you want to send
• Praise high-road employers to encourage cooperation and compliance
• Make data public