

1

2 THE CITY OF NEW YORK

3 RENT GUIDELINES BOARD

4 -----X

5 PUBLIC MEETING

6 OF THE

7 DIRECTORS

8 -----X

9 Spector Hall

10 22 Reade Street

11 New York, NY 10007

12 May 27, 2025

13 9:35 a.m.

14

15

16

17

18 B E F O R E:

19

20 DOUG APPLE,

21 THE CHAIR

22

23

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25

1

2 A P P E A R A N C E S:3 Board of Directors:

4 Doug Apple

5 Alex Armlovich

6 Robert Ehrlich

7 Arpit Gupta

8 Reed Jordan

9 Alex Schwartz

10 Christina Smyth

11 Adan Soltren

12

13 RGB Staff

14 Andrew McLaughlin

15 Danielle Burger

16 Charmaine Superville

17 Brian Hoberman

18

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P R O C E E D I N G S

3

CHAIRMAN APPLE: Good morning.

4

I'm Doug Apple, chair of the New York City Rent

5

Guidelines Board. I'd like to welcome you to this

6

meeting of the board. This is the 7th meeting in

7

a series of public meetings and hearings to

8

determine lease adjustments for rent-stabilized

9

housing units in New York City with leases

10

commencing or being renewed on or after October 1,

11

2025, and on or before September 30th, 2026.

12

I will now take roll call, please

13

respond if present. Genesis Aquino?

14

(No response.)

15

CHAIRMAN APPLE: Not present.

16

Alex Armlovich?

17

MR. ARMLOVICH: Present.

18

CHAIRMAN APPLE: Robert Ehrlich?

19

MR. EHRLICH: Present.

20

CHAIRMAN APPLE: Arpit Gupta?

21

MR. GUPTA: Present.

22

CHAIRMAN APPLE: Reed Jordan?

23

MR. JORDAN: Present.

24

CHAIRMAN APPLE: Alex Schwartz?

25

MR. SCHWARTZ: Present.

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2

CHAIRMAN APPLE: Christina Smyth?

3

MS. SMYTH: Present.

4

CHAIRMAN APPLE: Adan Soltren?

5

MR. SOLTREN: Present.

6

CHAIRMAN APPLE: Doug Apple?

7

Present.

8

Let the record show that we have a

9

quorum.

10

We're here today to reconsider the

11

preliminary guidelines previously adopted on April

12

30th, 2025. An Additional review of evidence

13

received by the Board indicates that a

14

reconsideration of preliminary guidelines for

15

two-year leases is warranted. The board has

16

received written and in-person testimony from many

17

parties with an interest in the process, both prior

18

to the vote taken on April 30th and since.

19

In particular, we received

20

testimony on the impact of potential rent increases

21

on tenants whose incomes are not keeping pace with

22

the rising cost of living.

23

As the board implements its

24

mandate to consider the cost of operating

25

rent-stabilized buildings while maintaining

1

2 reasonable rents, it must also consider the
3 economic uncertainty reflected in much of the
4 testimony that the Board has received to date.

5

6 As we hear public testimony in the
7 coming weeks, I believe that greater flexibility
8 within the preliminary guidelines for two-year
9 leases under proposed Apartment and Loft Order 57
is important.

10

11 For these reasons, I would like to
12 make a motion to restart the rulemaking process for
13 both the apartment and hotel guidelines. The Board
14 will retain all of the previous proposals with the
15 important exception that the preliminary guidelines
16 on the two-year lease adjustments shift from 4.75
to 7.75 to a range of 3.75 to 7.75.

17

18 With respect to the apartment and
19 loft order, the proposed adjustments for one-year
20 apartment leases, lofts, special guidelines, and
21 decontrolled units remain the same as adopted on
April 30th.

22

23 With respect to the hotel order,
24 the proposed guidelines for hotels, rooming houses,
25 single-room occupancy buildings, and lodging houses
remain unchanged from the guidelines adopted on

1

2 April 30th.

3

4 In view of the revised proposed
5 guidelines for two-year apartment leases, the Board
6 will recommence the rulemaking process by
7 publishing a new set of preliminary guidelines in
8 The City Record and setting a new hearing date on
9 June 27th.

9

10 I call the motion to restart the
11 rulemaking process, I'd like to put forward a
12 motion for proposed rental adjustments for
13 rent-stabilized apartments and lofts.

13

14 I move to adopt the language of
15 the proposed Apartment and Loft Order #57, and I
16 move to adopt the following proposed rental
17 adjustments for rent-stabilized apartments and
18 lofts:

18

19 For apartments; one-year lease, a
20 range of 1.75 to 4.75 percent; on a two-year lease,
21 a range of 3.75 to 7.75; for lofts, a one-year
22 increase, a range of 1.75 to 4.75 and a two-year
23 increase a range of 3.75 to 7.75. I also for
24 special guidelines and decontrolled units propose
25 49 percent among the maximum base rent.

25

To summarize, in accordance with

1

2 my motion, you're voting on the adjustments I
3 proposed and the proposed language of the order. I
4 ask for a second on the motion.

5

MR. ARMLOVICH: Second.

6

CHAIRMAN APPLE: Thank you.

7

I'll ask for any discussion on
8 this motion.

9

MR. SOLTREN: So, initially I had
10 contemplated not saying anything and just moving
11 ahead with the vote. But after hearing sort of
12 what's been said this far, I think I need to just
13 make a note.

14

While I can appreciate that the
15 board is coming back together to adjust the
16 two-year, particularly, I just want to be clear
17 though that from what I understood, this was not a
18 situation where based off of the testimony that we
19 heard on the 22nd or between the preliminary vote,
20 that that was the basis for the change. I just --
21 I feel like I need to say that because I believe
22 that the public members prior to that, prior to the
23 22nd, and prior to the preliminary vote felt as
24 though the number should have potentially been
25 lowered at 3.75.

1
2 And so, I guess I'd say all that
3 to not only clear part of the record, but I hope
4 that since the date of the original preliminary
5 vote, particularly with the May 22nd hearing as we
6 had it, I hope that influences my fellow board
7 members to do the right thing and ultimately come
8 down on a number at the final vote that's more in
9 line with the bottom end or the lower end of the
10 range that you're putting forth today.

11 And I also think that this
12 potentially was a missed opportunity to not only
13 vote, not only correct what happened previously but
14 to potentially have gone lower on this new revolt.
15 Because I think tenants in New York are really
16 struggling right now. And I think the data is
17 reflecting that.

18 CHAIRMAN APPLE: Thank you. Any
19 other comments or discussions?

20 (No response.)

21 CHAIRMAN APPLE: All right. With
22 that, I'm going to call the vote on this matter and
23 I'll go through each board member.

24 Genesis Aquino? Not present.

25 Alex Armlovich?

1
2 MR. ARMLOVICH: Yes.
3 CHAIRMAN APPLE: Robert Ehrlich?
4 MR. EHRLICH: No.
5 CHAIRMAN APPLE: Arpit Gupta?
6 MR. GUPTA: Yes.
7 CHAIRMAN APPLE: Reed Jordan?
8 MR. JORDAN: Yes.
9 CHAIRMAN APPLE: Alex Schwartz.
10 MR. SCHWARTZ: Yes.
11 CHAIRMAN APPLE: Christina Smyth?
12 MS. SMYTH: No.
13 CHAIRMAN APPLE: Adan Soltren?
14 MR. SOLTREN: No.
15 CHAIRMAN APPLE: Doug Apple, I
16 vote, yes.
17 And with that, the motion carries
18 five votes to three, and one not present.
19 At this time, I'd like to put
20 forward a motion for proposed rental adjustments
21 for rent-stabilized hotels. I move to adopt the
22 language of proposed Hotel Order #55 and I move to
23 adopt the following proposed rental adjustments for
24 rent-stabilized hotels:
25 Residential Class A, known as

1

2 apartment hotels, zero percent; Lodging houses;
3 zero percent; rooming houses known as Class B
4 buildings containing less than 30 units, zero
5 percent; Class B hotels, zero percent; Single Room
6 Occupancy buildings, I'm also noticing the
7 Multi-dwelling Law section 248, SRO's, zero
8 percent.

9

To summarize, in accordance with
10 my motion, you are voting on the adjustments I
11 propose and the proposed language of the order.
12 May I have a second?

13

MR. SCHWARTZ: Second.

14

CHAIRMAN APPLE: Any discussion on
15 this order?

16

(No response.)

17

CHAIRMAN APPLE: With that, I will
18 call the vote. Genesis Aquino? Not present.

19

Alex Armlovich?

20

MR. ARMLOVICH: Yes.

21

CHAIRMAN APPLE: Robert Ehrlich?

22

MR. EHRLICH: No.

23

CHAIRMAN APPLE: Arpit Gupta?

24

MR. GUPTA: Yes.

25

CHAIRMAN APPLE: Reed Jordan?

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2

MR. JORDAN: Yes.

3

CHAIRMAN APPLE: Alex Schwartz.

4

MR. SCHWARTZ: Yes.

5

CHAIRMAN APPLE: Christina Smyth?

6

MS. SMYTH: No.

7

CHAIRMAN APPLE: Adan Soltren.

8

MR. SOLTREN: Yes.

9

CHAIRMAN APPLE: Doug Apple, I

10 vote, yes.

11

So, with that, the motion carries

12

six votes, yes; two votes, no. And one not

13

present. So with that, is there any other business

14

of the Board?

15

(No response.)

16

CHAIRMAN APPLE: If not, I would

17

ask for a motion to adjourn.

18

MR. JORDAN: Motion.

19

CHAIRMAN APPLE: Second?

20

MR. SCHWARTZ: Second.

21

CHAIRMAN APPLE: With that, we are

22

adjourned. Thank you very much.

23

(Whereupon, at 9:49 a.m., the

24

meeting was adjourned)

25

(DOCUMENTS FOLLOWING:)

1

2 NEW YORK CITY RENT GUIDELINES BOARD

3 PROPOSED 2025 HOTEL ORDER (#55)

4

5 Proposed Order Number 55 - Hotels, Rooming Houses,
6 Single Room Occupancy Buildings and Lodging Houses.
7 Rent levels to be effective for leases commencing
8 October 1, 2025 through September 30, 2026.

9

10 NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY
11 VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD
12 BY THE RENT STABILIZATION LAW OF 1969, as amended,
13 and the Emergency Tenant Protection Act of 1974, as
14 amended, and as implemented by Resolution No. 276
15 of 1974 of the New York City Council, and in
16 accordance with the requirements of Section 1043 of
17 the New York City Charter, that the Rent Guidelines
18 Board hereby proposes the following levels of fair
19 rent increases over lawful rents charged and paid
20 on September 30, 2025.

21

22 APPLICABILITY

23

24 This order shall apply to units in buildings
25 subject to the Hotel Section of the Rent

1
2 Stabilization Law (Sections 26-504(c) and 26-506 of
3 the N.Y.C. Administrative Code), as amended, or the
4 Emergency Tenant Protection Act of 1974 (L.1974, c.
5 576 §4[§5(a)(7)]). With respect to any tenant who
6 has no lease or rental agreement, the level of rent
7 increase established herein shall be effective as
8 of one year from the date of the tenant's
9 commencing occupancy, or as of one year from the
10 date of the last rent adjustment charged to the
11 tenant, or as of October 1, 2025, whichever is
12 later. This anniversary date will also serve as the
13 effective date for all subsequent Rent Guidelines
14 Board Hotel Orders, unless the Board shall
15 specifically provide otherwise in the Order. Where
16 a lease or rental agreement is in effect, this
17 Order shall govern the rent increase applicable on
18 or after October 1, 2025 upon expiration of such
19 lease or rental agreement, but in no event prior to
20 one year from the commencement date of the expiring
21 lease, unless the parties have contracted to be
22 bound by the effective date of this Order.

23
24
25

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2 PROPOSED RENT GUIDELINES FOR HOTELS, ROOMING
3 HOUSES, SINGLE ROOM OCCUPANCY BUILDINGS AND LODGING
4 HOUSES

5

6 Pursuant to its mandate to promulgate rent
7 adjustments for hotel units subject to the Rent
8 Stabilization Law of 1969, as amended, (§26-510(e)
9 of the N.Y.C Administrative Code) the Rent
10 Guidelines Board hereby proposes the following rent
11 adjustments:

12

13 The allowable level of rent adjustment over the
14 lawful rent actually charged and paid on September
15 30, 2025 shall be:

16

17		1) Residential Class A (apartment)
18	hotels -	__%
19		2) Lodging houses - __%
20		3) Rooming houses (Class B
21	buildings	
22		containing less than 30 units)
23	-	__%
24		4) Class B hotels - __%
25		5) Single Room Occupancy buildings

1

2

(MDL Section 248 SRO's) - _%

3

4

ADDITIONAL CHARGES - PROPOSAL

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6

It is expressly understood that the rents

7

collectible under the terms of this Order are

8

intended to compensate in full for all services

9

provided without extra charge on the statutory date

10

for the particular hotel dwelling unit or at the

11

commencement of the tenancy if subsequent thereto.

12

No additional charges may be made to a tenant for

13

such services, however such charges may be called

14

or identified.

15

16

STATEMENT OF BASIS AND PURPOSE

17

18

The Rent Guidelines Board is authorized to

19

promulgate rent guidelines governing hotel units

20

subject to the Rent Stabilization Law of 1969, as

21

amended, and the Emergency Tenant Protection Act of

22

1974, as amended. The purpose of these guidelines

23

is to implement the public policy set forth in

24

Findings and Declaration of Emergency of the Rent

25

Stabilization Law of 1969 (§26-501 of the N.Y.C.

1

2 Administrative Code) and in the Legislative Finding
3 contained in the Emergency Tenant Protection Act of
4 1974 (L.1974 c. 576, §4 [§2]).

5

6 In view of the Board's withdrawal of the Apartment
7 and Loft Order 57 adopted April 30, 2025, the prior
8 proposed rule for Hotel Order 55 adopted April 30,
9 2025 is also withdrawn.

10

11 Dated: May 27, 2025

12

13 Doug Apple, Chair

14 New York City Rent Guidelines Board

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2 NEW YORK CITY RENT GUIDELINES BOARD

3 PROPOSED 2025 APARTMENT AND LOFT ORDER (#57)

4

5 Proposed Order Number 57 - Apartments and Lofts,
6 rent levels for leases commencing October 1, 2025
7 through September 30, 2026.

8

9 NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY
10 VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD
11 BY THE RENT STABILIZATION LAW OF 1969, as amended,
12 and the Emergency Tenant Protection Act of 1974, as
13 amended, and as implemented by Resolution No 276 of
14 1974 of the New York City Council, and in
15 accordance with the requirements of Section 1043 of
16 the New York City Charter, that the Rent Guidelines
17 Board (RGB) hereby proposes the following levels of
18 fair rent increases over lawful rents charged and
19 paid on September 30, 2025. These rent adjustments
20 will apply to rent stabilized apartments with
21 leases commencing on or after October 1, 2025 and
22 through September 30, 2026. Rent guidelines for
23 loft units subject to Section 286, Subdivision 7 of
24 the Multiple Dwelling Law are also included in this
25 order.

1

2

3 PROPOSED ADJUSTMENT FOR LEASES (APARTMENTS)

4

5 Together with such further adjustments as may be
6 authorized by law, the annual adjustment for leases
7 for apartments shall be:

8

9 For a one-year lease commencing on or after October
10 1, 2025 and on or before September 30, 2026:

11 __%-__%

12

13 For a two-year lease commencing on
14 or after October 1, 2025 and on or before September
15 30, 2026: __%-__%

16

17 These adjustments shall also apply to dwelling
18 units in a structure subject to the partial tax
19 exemption program under Section 421-a of the Real
20 Property Tax Law, or in a structure subject to
21 Section 423 of the Real Property Tax Law as a
22 Redevelopment Project.

23

24 PROPOSED ADJUSTMENTS FOR LOFTS (UNITS IN THE
25 CATEGORY OF BUILDINGS COVERED BY ARTICLE 7-C OF THE

1

2 MULTIPLE DWELLING LAW)

3

4 The Rent Guidelines Board proposes the following
5 levels of rent increase above the "base rent," as
6 defined in Section 286, Subdivision 4 of the
7 Multiple Dwelling Law, for units to which these
8 guidelines are applicable in accordance with
9 Article 7-C of the Multiple Dwelling Law:

10

11 For one-year increase periods commencing on or
12 after October 1, 2025 and on or before September
13 30, 2026: __%-__%

14

15 For two-year increase periods commencing on or
16 after October 1, 2025 and on or before September
17 30, 2026: __%-__%

18

19 FRACTIONAL TERMS - PROPOSAL

20 For the purposes of these guidelines any lease or
21 tenancy for a period up to and including one year
22 shall be deemed a one-year lease or tenancy, and
23 any lease or tenancy for a period of over one year
24 and up to and including two years shall be deemed a
25 two-year lease or tenancy.

1

2 ESCALATOR CLAUSES - PROPOSAL

3

4 Where a lease for a dwelling unit in effect on May
5 31, 1968 or where a lease in effect on June 30,
6 1974 for a dwelling unit which became subject to
7 the Rent Stabilization Law of 1969, by virtue of
8 the Emergency Tenant Protection Act of 1974 and
9 Resolution Number 276 of the New York City Council,
10 contained an escalator clause for the increased
11 costs of operation and such clause is still in
12 effect, the lawful rent on September 30, 2025 over
13 which the fair rent under this Order is computed
14 shall include the increased rental, if any, due
15 under such clause except those charges which
16 accrued within one year of the commencement of the
17 renewal lease. Moreover, where a lease contained an
18 escalator clause that the owner may validly renew
19 under the Code, unless the owner elects or has
20 elected in writing to delete such clause, effective
21 no later than October 1, 2025 from the existing
22 lease and all subsequent leases for such dwelling
23 unit, the increased rental, if any, due under such
24 escalator clause shall be offset against the amount
25 of increase authorized under this Order.

1

2

3 SPECIAL ADJUSTMENTS UNDER PRIOR ORDERS - PROPOSAL

4

5 All rent adjustments lawfully implemented and
6 maintained under previous apartment orders and
7 included in the base rent in effect on September
8 30, 2025 shall continue to be included in the base
9 rent for the purpose of computing subsequent rents
10 adjusted pursuant to this Order.

11

12 PROPOSED SPECIAL GUIDELINE

13

14 Under Section 26-513(b)(1) of the New York City
15 Administrative Code, and Section 9(e) of the
16 Emergency Tenant Protection Act of 1974, the Rent
17 Guidelines Board is obligated to promulgate special
18 guidelines to aid the State Division of Housing and
19 Community Renewal in its determination of initial
20 legal regulated rents for housing accommodations
21 previously subject to the City Rent and
22 Rehabilitation Law which are the subject of a
23 tenant application for adjustment. The Rent
24 Guidelines Board hereby proposes the following
25 Special Guidelines:

1

2

3 For dwelling units subject to the Rent and
4 Rehabilitation Law on September 30, 2025, which
5 become vacant after September 30, 2025, the special
6 guideline shall be __% above the maximum base rent.

7

8 DECONTROLLED UNITS - PROPOSAL

9

10 The permissible increase for decontrolled units as
11 referenced in Order 3a which become decontrolled
12 after September 30, 2025, shall be __% above the
13 maximum base rent.

14

15 CREDITS - PROPOSAL

16

17 Rentals charged and paid in excess of the levels of
18 rent increase established by this Order shall be
19 fully credited against the next month's rent.

20

21 STATEMENT OF BASIS AND PURPOSE

22

23 The Rent Guidelines Board is authorized to
24 promulgate rent guidelines governing apartment
25 units subject to the Rent Stabilization Law of

1
2 1969, as amended, and the Emergency Tenant
3 Protection Act of 1974, as amended. The purpose of
4 these guidelines is to implement the public policy
5 set forth in Findings and Declaration of Emergency
6 of the Rent Stabilization Law of 1969 (§26-501 of
7 the N.Y.C. Administrative Code) and in the
8 Legislative Finding contained in the Emergency
9 Tenant Protection Act of 1974 (L.1974 c. 576, §4
10 [§2]).

11
12 The Rent Guidelines Board is also authorized to
13 promulgate rent guidelines for loft units subject
14 to Section 286, Subdivision 7 of the Multiple
15 Dwelling Law. The purpose of the loft guidelines is
16 to implement the public policy set forth in the
17 Legislative Findings of Article 7-C of the Multiple
18 Dwelling Law (Section 280).

19
20 The prior proposed rule for Apartment and Loft
21 Order 57 adopted April 30, 2025 is withdrawn. The
22 board has received written and in-person testimony
23 from many parties with an interest in this process
24 both prior to the vote taken on April 30 and since.
25 In particular, we received testimony on the impact

1
2 of potential rent increases on tenants whose
3 incomes are not keeping pace with the rising cost
4 of living. As the board implements its mandate to
5 consider the cost of operating rent stabilized
6 buildings while maintaining reasonable rents, it
7 must also consider the economic uncertainty
8 reflected in much of the testimony that the Board
9 has received to date. Therefore the board voted to
10 restart the rulemaking process and approved
11 proposed adjustments for two-year leases that have
12 more flexibility than what was determined on April
13 30.

14

15

16 Dated: May 27, 2025

17

18

Doug Apple

19

Chair, New York City Rent Guidelines Board

20

21

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1

2 STATE OF NEW YORK)

3 SS.

4 COUNTY OF NEW YORK)

5

6

7

I, MARC RUSSO, a Shorthand

8

(Stenotype) Reporter and Notary Public within and

9

for the State of New York, do hereby certify that

10

the foregoing pages 1 through 23, taken at the time

11

and place aforesaid, is a true and correct

12

transcription of my shorthand notes.

13

IN WITNESS WHEREOF, I have

14

hereunto set my name this 2nd day of June, 2025.

15



16

MARC RUSSO

17

18

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20

21

22

23

24

25

Concordance

< Dates >

2nd day of
June, 2025.
 25: 14
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April 5: 21,
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April 30
 23: 24
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June 6: 8
June 30, 1974
 20: 5
May 10: 12
May 22nd 8: 5
May 27, 2025
 1: 12, 24: 16
May 27, 2025
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May 31, 1968
 20: 4
October 1,
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October 1,
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September 30,
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1974 12: 13,
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2025 12: 3,
 17: 3
22 1: 10
22nd 7: 19,
 7: 23
23 25: 10
248 10: 7,
 15: 2
26-504(c) 13: 2
26-506 13: 2
26-513(b)(1)
 21: 14
276 12: 14,
 17: 13, 20: 9
27th 6: 8
280). 23: 18
286 17: 23,
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accrued 20: 16

Concordance

Act 12: 13,
13: 4,
15: 21,
16: 3,
17: 12,
20: 8,
21: 16,
23: 3, 23: 9
actually
14: 14
Adan 2: 11,
4: 4, 9: 13,
11: 7
ADDITIONAL
4: 12, 15: 4,
15: 12
adjourn 11: 17
adjourned
11: 22,
11: 24
adjust 7: 15
adjusted
21: 10
ADJUSTMENT
13: 10,
14: 13,
18: 3, 18: 6,
21: 23
ADJUSTMENTS
3: 8, 5: 15,
5: 18, 6: 11,
6: 16, 7: 2,
9: 20, 9: 23,
10: 10,
14: 7,
14: 11,
17: 19,
18: 5,
18: 17,
18: 24,
21: 3, 21: 5,
24: 11
Administrative
13: 3,
14: 9, 16: 2,
21: 15, 23: 7
adopt 6: 13,
6: 15, 9: 21,

9: 23
adopted 4: 11,
5: 20, 6: 1,
16: 7, 16: 8,
23: 21
aforesaid
25: 11
agreement
13: 6,
13: 16,
13: 19
ahead 7: 11
aid 21: 18
Alex 2: 5,
2: 9, 3: 16,
3: 24, 9: 1,
9: 9, 10: 19,
11: 3
allowable
14: 13
amended
12: 12,
12: 14,
13: 3, 14: 8,
15: 21,
15: 22,
17: 11,
17: 13,
23: 2, 23: 3
among 6: 24
amount 20: 24
Andrew 2: 14
anniversary
13: 12
annual 18: 6
Apartment
5: 8, 5: 12,
5: 17, 5: 19,
6: 4, 6: 14,
10: 2,
14: 17,
16: 6, 17: 3,
21: 6,
22: 24,
23: 20
APARTMENTS
6: 12, 6: 16,
6: 18, 17: 5,

17: 20,
18: 3, 18: 7
Apple 1: 20,
2: 4, 3: 3,
3: 4, 3: 15,
3: 18, 3: 20,
3: 22, 3: 24,
4: 2, 4: 4,
4: 6, 7: 6,
8: 18, 8: 21,
9: 3, 9: 5,
9: 7, 9: 9,
9: 11, 9: 13,
9: 15,
10: 14,
10: 17,
10: 21,
10: 23,
11: 1, 11: 3,
11: 5, 11: 7,
11: 9,
11: 16,
11: 19,
11: 21,
16: 13,
24: 18
APPLICABILITY
12: 22
applicable
13: 17, 19: 8
application
21: 23
apply 12: 24,
17: 20,
18: 17
appreciate
7: 14
approved
24: 10
Aquino 3: 13,
8: 24, 10: 18
ARMLOVICH
2: 5, 3: 16,
3: 17, 7: 5,
9: 1, 9: 2,
10: 19,
10: 20
Arpit 2: 7,

3: 20, 9: 5,
10: 23
Article 19: 1,
19: 9, 23: 17
AUTHORITY
12: 10, 17: 9
authorized
15: 18,
18: 6, 21: 1,
22: 23,
23: 12

back 7: 15
base 6: 24,
19: 5, 21: 7,
21: 8, 22: 6,
22: 13
based 7: 18
BASIS 7: 20,
15: 16,
22: 21
became 20: 6
become 22: 5,
22: 11
believe 5: 6,
7: 21
Board 1: 3,
2: 3, 3: 5,
3: 6, 4: 13,
4: 15, 4: 23,
5: 4, 5: 12,
6: 4, 7: 15,
8: 6, 8: 23,
11: 14,
12: 2,
12: 11,
12: 18,
13: 14,
14: 10,
15: 18,
16: 6,
16: 14,
17: 2,
17: 10,
17: 17,
19: 4,

Concordance

21:17,	9:9, 9:11,	10:3, 10:5,	20:17, 23:8
21:24,	9:13, 9:15,	14:17,	containing
22:23,	10:14,	14:20,	10:4, 14:22
23:12,	10:17,	14:24	contemplated
23:22,	10:21,	clause 20:10,	7:10
24:4, 24:8,	10:23,	20:11,	continue 21:8
24:9, 24:19	11:1, 11:3,	20:15,	contracted
bottom 8:9	11:5, 11:7,	20:18,	13:21
bound 13:22	11:9,	20:20,	correct 8:13,
Brian 2:17	11:16,	20:24	25:11
BUILDINGS	11:19,	CLAUSES 20:2	cost 4:22,
5:1, 5:24,	11:21	clear 7:16,	4:24, 24:3,
10:4, 10:6,	change 7:20	8:3	24:5
12:6,	charge 15:9	Code 13:3,	costs 20:11
12:24,	charged	14:9, 16:2,	Council
14:3,	12:19,	20:19,	12:15,
14:21,	13:10,	21:15, 23:7	17:14, 20:9
15:1, 19:1,	14:14,	collectible	COUNTY 25:4
24:6	17:18,	15:7	COVERED 19:1
Burger 2:15	22:17	coming 5:6,	credited
business	CHARGES 15:4,	7:15	22:19
11:13	15:12,	commencement	CREDITS 22:15
	15:13,	13:20,	
	20:15	15:11,	
<C>	Charmaine	20:16	<D>
C. 13:3,	2:16	commencing	Danielle 2:15
13:4, 16:1,	Charter	3:10, 12:7,	data 8:16
16:4, 23:7,	12:17,	13:9, 17:6,	date 5:4,
23:9	17:16	17:21,	6:7, 8:4,
call 3:12,	Christina	18:9,	13:8,
6:9, 8:22,	2:10, 4:2,	18:13,	13:10,
10:18	9:11, 11:5	19:11,	13:12,
called 15:13	City 1:2,	19:15	13:13,
carries 9:17,	3:4, 3:9,	comments 8:19	13:20,
11:11	6:7, 12:2,	Community	13:22,
CATEGORY 19:1	12:11,	21:19	15:9, 24:9
certify 25:9	12:15,	compensate	Dated 16:11,
Chair 1:21,	12:17,	15:8	24:16
3:4, 16:13,	16:14,	computed	Declaration
24:19	17:2,	20:13	15:24, 23:5
CHAIRMAN 3:3,	17:10,	computing	DECONTROLLED
3:15, 3:18,	17:14,	21:9	5:20, 6:23,
3:20, 3:22,	17:16,	consider	22:8,
3:24, 4:2,	20:9,	4:24, 5:2,	22:10,
4:4, 4:6,	21:14,	24:5, 24:7	22:11
7:6, 8:18,	21:21,	contained	deemed 19:22,
8:21, 9:3,	24:19	16:3,	19:24
9:5, 9:7,	Class 10:1,	20:10,	defined 19:6

Concordance

delete 20:20	20:20	17:18,	GUPTA 2:7,
determination 21:19	EHRLICH 2:6,	20:13	3:20, 3:21,
determine 3:8	3:18, 3:19,	far 7:12	9:5, 9:6,
determined 24:12	9:3, 9:4,	feel 7:21	10:23,
Directors 1:7, 2:3	10:21,	fellow 8:6	10:24
discussion 7:7, 10:14	10:22	felt 7:23	
discussions 8:19	elected 20:20	final 8:8	<H>
Division 21:18	elects 20:19	Finding 16:2,	Hall 1:9
DOCUMENTS 12:1	Emergency 12:13,	23:8	happened 8:13
Doug 1:20,	13:4,	Findings 15:24,	hear 5:5
2:4, 3:4,	15:21,	23:5, 23:17	heard 7:19
4:6, 9:15,	15:24,	five 9:18	hearing 6:7,
11:9,	16:3,	flexibility 5:6, 24:12	7:11, 8:5
16:13,	17:12,	FOLLOWING 6:15, 9:23,	hearings 3:7
24:18	20:8,	12:1,	HEREBY 12:10,
down 8:8	21:16,	12:18,	12:18,
due 20:14,	23:2, 23:5,	14:10,	14:10,
20:23	23:8	17:17,	17:9,
Dwelling 15:10,	end 8:9	19:4, 21:24	17:17,
17:24,	ESCALATOR 20:2,	foregoing 25:10	21:24, 25:9
18:17,	20:10,	forth 8:10,	herein 13:7
19:2, 19:7,	20:18,	15:23,	hereunto 25:14
19:9, 20:4,	20:24	23:5, 23:16	Hoberman 2:17
20:6,	established 13:7, 22:18	forward 6:10,	hope 8:3, 8:6
20:22,	event 13:19	9:20	Hotel 5:12,
22:3,	evidence 4:12	FRACTIONAL 19:19	5:22, 9:22,
23:15,	except 20:15	full 15:8	12:3, 13:1,
23:18	exception 5:14	fully 22:19	13:14,
	excess 22:17		14:7,
	exemption 18:19	<G>	15:10,
	existing 20:21	Genesis 3:13,	15:19, 16:8
	expiration 13:18	8:24, 10:18	HOTELS 5:23,
<E>	expiring 13:20	GIVEN 12:10,	9:21, 9:24,
economic 5:3,	expressly 15:6	17:9	10:2, 10:5,
24:7	extra 15:9	govern 13:17	12:5, 14:2,
effect 13:16,		governing 15:19,	14:18,
20:4, 20:5,		22:24	14:24
20:12, 21:7		greater 5:6	HOUSES 5:23,
effective 12:7, 13:7,		guess 8:2	5:24, 10:2,
13:13,	<F>	GUIDELINE 21:12, 22:6	10:3, 12:5,
13:22,	fair 12:18,		12:6, 14:3,

Concordance

21:20	4:13	23:6,	10:2, 12:6,
<I>	i n f l u e n c e s	23:15,	14:3, 14:19
i d e n t i f i e d	8:6	23:18	L o f t 5:8,
15:14	i n i t i a l 21:19	l a w f u l 12:19,	5:18, 6:14,
i m p a c t 4:20,	i n i t i a l l y 7:9	14:14,	16:7, 17:3,
24:1	i n t e n d e d 15:8	17:18,	17:23,
i m p l e m e n t	i n t e r e s t	20:12	23:13,
15:23,	4:17, 23:23	l a w f u l l y 21:5	23:15,
23:4, 23:16	<J>	l e a s e 3:8,	23:20
i m p l e m e n t e d	J O R D A N 2:8,	5:15, 6:18,	L O F T S 5:19,
12:14,	3:22, 3:23,	6:19, 13:6,	6:12, 6:17,
17:13, 21:5	9:7, 9:8,	13:16,	6:20, 17:5,
i m p l e m e n t s	11:1, 11:2,	13:21,	18:24
4:23, 24:4	11:18	18:9,	l o w e r 8:9,
i m p o r t a n t	<K>	18:13,	8:14
5:9, 5:14	k e e p i n g 4:21,	19:20,	l o w e r e d 8:1
i n - p e r s o n	24:3	19:22,	<M>
4:16, 23:22	k n o w n 10:1,	19:23,	m a i n t a i n e d
i n c l u d e 20:14	10:3	20:1, 20:4,	21:6
i n c l u d e d	<L>	20:5,	m a i n t a i n i n g
17:24,	L . 1 9 7 4 13:4,	20:17,	5:1, 24:6
21:7, 21:8	16:4, 23:9	20:22	m a n d a t e 4:24,
i n c l u d i n g	l a n g u a g e	LEASES 3:9,	14:6, 24:4
19:21,	6:13, 7:3,	4:15, 5:8,	M A R C 25:7,
19:24	9:22, 10:11	5:19, 6:4,	25:17
i n c o m e s 4:21,	l a s t 13:10	12:7, 17:6,	m a t t e r 8:22
24:3	l a t e r 13:12,	17:21,	m a x i m u m 6:24,
i n c r e a s e	20:21	18:3, 18:6,	22:6, 22:13
6:21, 6:22,	L a w 10:7,	20:22,	M c l a u g h l i n
13:7,	12:12,	24:11	2:14
13:17,	l e g a l 21:20	l e g a l 21:20	M D L 15:2
19:5,	l e g i s l a t i v e	l e g i s l a t i v e	M E E T I N G 1:5,
19:11,	16:2, 23:8,	16:2, 23:8,	3:6, 11:24
19:15,	23:17	23:17	m e e t i n g s 3:7
21:1,	l e s s 10:4,	l e s s 10:4,	m e m b e r 8:23
22:10,	14:22	14:22	m e m b e r s 7:22,
22:18	l e v e l 13:6,	14:13	8:7
i n c r e a s e d	14:13	l e v e l s 12:7,	m i s s e d 8:12
20:10,	12:18,	12:18,	m o n t h 22:19
20:14,	17:6,	17:6,	m o r n i n g 3:3
20:23	17:17,	17:17,	M o t i o n 5:11,
i n c r e a s e s	19:5, 22:17	19:5, 22:17	6:9, 6:11,
4:20,	l i n e 8:9	l i n e 8:9	7:2, 7:4,
12:19,	l i v i n g 4:22,	l i v i n g 4:22,	7:8, 9:17,
17:18, 24:2	24:4	24:4	9:20,
i n d i c a t e s	L o d g i n g 5:24,	L o d g i n g 5:24,	10:10,

Concordance

11: 11,
 11: 17,
 11: 18
move 6: 13,
 6: 15, 9: 21,
 9: 22
moving 7: 10
MS 4: 3, 9: 12,
 11: 6
Multi-dwellin
g 10: 7
Multiple
 17: 24,
 19: 2, 19: 7,
 19: 9,
 23: 14,
 23: 17

<N>
N. Y. C 14: 9
name 25: 14
need 7: 12,
 7: 21
New 1: 2,
 1: 11, 3: 4,
 3: 9, 6: 6,
 6: 7, 8: 14,
 8: 15, 12: 2,
 12: 11,
 12: 15,
 12: 17,
 16: 14,
 17: 2,
 17: 10,
 17: 14,
 17: 16,
 20: 9,
 21: 14,
 24: 19,
 25: 2, 25: 4,
 25: 9
next 22: 19
No. 9: 4,
 9: 12, 9: 14,
 10: 22,
 11: 6,
 11: 12,

12: 14
Notary 25: 8
note 7: 13
notes 25: 12
NOTICE 12: 10,
 17: 9
noticing 10: 6
Number 7: 24,
 8: 8, 12: 5,
 17: 5, 20: 9
NY 1: 11

<O>
obligated
 21: 17
Occupancy
 5: 24, 10: 6,
 12: 6, 13: 9,
 14: 3, 15: 1
offset 20: 24
one 9: 18,
 11: 12,
 13: 8, 13: 9,
 13: 20,
 19: 21,
 19: 23,
 20: 16
one-year
 5: 18, 6: 18,
 6: 20, 18: 9,
 19: 11,
 19: 22
operating
 4: 24, 24: 5
operation
 20: 11
opportunity
 8: 12
Order 5: 8,
 5: 18, 5: 22,
 6: 14, 7: 3,
 9: 22,
 10: 11,
 10: 15,
 12: 3, 12: 5,
 12: 24,
 13: 15,

13: 17,
 13: 22,
 15: 7, 16: 7,
 16: 8, 17: 3,
 17: 5, 18: 1,
 20: 13,
 21: 1,
 21: 10,
 22: 11,
 22: 18,
 23: 21
ORDERS 13: 14,
 21: 3, 21: 6
original 8: 4
otherwise
 13: 15
owner 20: 18,
 20: 19

<P>
P. M. 1: 13
pace 4: 21,
 24: 3
pages 25: 10
paid 12: 19,
 14: 14,
 17: 19,
 22: 17
part 8: 3
partial 18: 18
particular
 4: 19,
 15: 10, 24: 1
particularly
 7: 16, 8: 5
parties 4: 17,
 13: 21,
 23: 23
percent 6: 19,
 6: 24, 10: 2,
 10: 3, 10: 5,
 10: 8
period 19: 21,
 19: 23
periods
 19: 11,
 19: 15

permissible
 22: 10
place 25: 11
please 3: 12
policy 15: 23,
 23: 4, 23: 16
potential
 4: 20, 24: 2
potentially
 7: 24, 8: 12,
 8: 14
preliminary
 4: 11, 4: 14,
 5: 7, 5: 14,
 6: 6, 7: 19,
 7: 23, 8: 4
Present 3: 13,
 3: 15, 3: 17,
 3: 19, 3: 21,
 3: 23, 4: 1,
 4: 3, 4: 5,
 4: 7, 8: 24,
 9: 18,
 10: 18,
 11: 13
previous
 5: 13, 21: 6
previously
 4: 11, 8: 13,
 21: 21
PRI OR 4: 17,
 7: 22, 7: 23,
 13: 19,
 16: 7, 21: 3,
 23: 20,
 23: 24
process 4: 17,
 5: 11, 6: 5,
 6: 10,
 23: 23,
 24: 10
program 18: 19
Project 18: 22
promulgate
 14: 6,
 15: 19,
 21: 17,
 22: 24,

Concordance

23:13
Property
 18:20,
 18:21
PROPOSAL
 15:4,
 19:19,
 20:2, 21:3,
 22:8, 22:15
proposals
 5:13
propose 6:23,
 10:11
PROPOSED 5:8,
 5:18, 5:23,
 6:3, 6:11,
 6:14, 6:15,
 7:3, 9:20,
 9:22, 9:23,
 10:11,
 12:3, 12:5,
 14:2, 16:8,
 17:3, 17:5,
 18:3,
 18:24,
 21:12,
 23:20,
 24:11
proposes
 12:18,
 14:10,
 17:17,
 19:4, 21:24
Protection
 12:13,
 13:4,
 15:21,
 16:3,
 17:12,
 20:8,
 21:16,
 23:3, 23:9
provide 13:15
provided 15:9
Public 1:5,
 3:7, 5:5,
 7:22,
 15:23,

23:4,
 23:16, 25:8
publishing
 6:6
PURPOSE
 15:16,
 15:22,
 21:9,
 22:21,
 23:3, 23:15
purposes
 19:20
PURSUANT
 12:10,
 14:6, 17:9,
 21:10
put 6:10,
 9:19
putting 8:10

<Q>
quorum 4:9

<R>
range 5:16,
 6:19, 6:20,
 6:21, 6:22,
 8:10
Reade 1:10
Real 18:19,
 18:21
really 8:15
reasonable
 5:2, 24:6
reasons 5:10
received
 4:13, 4:16,
 4:19, 5:4,
 23:22,
 24:1, 24:9
recommence
 6:5
reconsider
 4:10
reconsiderati
on 4:14

Record 4:8,
 6:7, 8:3
Redevelopment
 18:22
Reed 2:8,
 3:22, 9:7,
 11:1
referenced
 22:11
reflected
 5:3, 24:8
reflecting
 8:17
regulated
 21:20
Rehabilitatio
n 21:22,
 22:4
remain 5:20,
 6:1
renew 20:18
Renewal
 20:17,
 21:19
renewed 3:10
rent-stabiliz
ed 3:8,
 5:1, 6:12,
 6:16, 9:21,
 9:24
rental 6:11,
 6:15, 9:20,
 9:23, 13:6,
 13:16,
 13:19,
 20:14,
 20:23
Rentals 22:17
rents 5:2,
 12:19,
 15:6,
 17:18,
 21:9,
 21:20, 24:6
Reporter 25:8
requirements
 12:16,
 17:15

Residential
 10:1, 14:17
Resolution
 12:14,
 17:13, 20:9
respect 5:17,
 5:22, 13:5
respond 3:13
response.
 3:14, 8:20,
 10:16,
 11:15
restart 5:11,
 6:9, 24:10
retain 5:13
review 4:12
revised 6:3
revolt 8:14
RGB 2:13,
 17:17
rising 4:22,
 24:3
Robert 2:6,
 3:18, 9:3,
 10:21
roll 3:12
Room 10:5,
 12:6, 14:3,
 15:1
Rooming 5:23,
 10:3, 12:5,
 14:2, 14:20
rule 16:8,
 23:20
rulemaking
 5:11, 6:5,
 6:10, 24:10
RUSSO 25:7,
 25:17

<S>
saying 7:10
SCHWARTZ 2:9,
 3:24, 4:1,
 9:9, 9:10,
 10:13,
 11:3, 11:4,

Concordance

11: 20
Second 7: 4,
7: 5, 10: 12,
10: 13,
11: 19,
11: 20
Section 10: 7,
12: 16,
13: 1, 15: 2,
17: 15,
17: 23,
18: 19,
18: 21,
19: 6,
21: 14,
21: 15,
23: 14,
23: 18
Sections 13: 2
series 3: 7
serve 13: 12
services
15: 8, 15: 13
set 6: 6,
15: 23,
23: 5,
23: 16,
25: 14
setting 6: 7
shall 12: 24,
13: 7,
13: 14,
13: 17,
14: 15,
18: 7,
18: 17,
19: 22,
19: 24,
20: 14,
20: 24,
21: 8, 22: 6,
22: 12,
22: 18
shift 5: 15
Short hand
25: 7, 25: 12
show 4: 8
Single 10: 5,

12: 6, 14: 3,
15: 1
single-room
5: 24
situation
7: 18
six 11: 12
SMYTH 2: 10,
4: 2, 4: 3,
9: 11, 9: 12,
11: 5, 11: 6
SOLTREN 2: 11,
4: 4, 4: 5,
7: 9, 9: 13,
9: 14, 11: 7,
11: 8
sort 7: 11
Special 5: 19,
6: 23, 21: 3,
21: 12,
21: 17,
22: 1, 22: 5
specifically
13: 15
Spector 1: 9
SRO 10: 7,
15: 2
SS 25: 3
Stabilization
12: 12,
13: 2, 14: 8,
15: 20,
16: 1,
17: 11,
20: 7, 23: 1,
23: 6
stabilized
17: 20, 24: 5
Staff 2: 13
State 21: 18,
25: 2, 25: 9
STATEMENT
15: 16,
22: 21
statutory
15: 9
Stenotype
25: 8

Street 1: 10
structure
18: 18,
18: 20
struggling
8: 16
Subdivision
17: 23,
19: 6, 23: 14
subject 13: 1,
14: 7,
15: 20,
17: 23,
18: 18,
18: 20,
20: 6,
21: 21,
21: 22,
22: 3, 23: 1,
23: 13
subsequent
13: 13,
15: 11,
20: 22, 21: 9
summarize
7: 1, 10: 9
Superville
2: 16

<T>
Tax 18: 18,
18: 20,
18: 21
tenancy
15: 11,
19: 21,
19: 22,
19: 23, 20: 1
Tenant 12: 13,
13: 4, 13: 5,
13: 8,
13: 11,
15: 12,
15: 21,
16: 3,
17: 12,
20: 8,

21: 16,
21: 23,
23: 2, 23: 9
tenants 4: 21,
8: 15, 24: 2
TERMS 15: 7,
19: 19
testimony
4: 16, 4: 20,
5: 4, 5: 5,
7: 18,
23: 22,
24: 1, 24: 8
thereto 15: 11
though 7: 17,
7: 24
three 9: 18
today 4: 10,
8: 10
Together
7: 15, 18: 5
transcription
25: 12
true 25: 11
two 11: 12,
19: 24
two-year
4: 15, 5: 7,
5: 15, 6: 4,
6: 19, 6: 21,
7: 16,
18: 13,
19: 15,
20: 1, 24: 11

<U>
ultimately
8: 7
uncertainty
5: 3, 24: 7
unchanged 6: 1
understood
7: 17, 15: 6
unit 15: 10,
20: 4, 20: 6,
20: 23
UNITS 3: 9,

Concordance

5 : 20 , 6 : 23 ,
 10 : 4 ,
 12 : 24 ,
 14 : 7 ,
 14 : 22 ,
 15 : 19 ,
 17 : 23 ,
 18 : 18 ,
 18 : 24 ,
 19 : 7 , 22 : 3 ,
 22 : 8 ,
 22 : 10 ,
 23 : 1 , 23 : 13
unless 13 : 14 ,
 13 : 21 ,
 20 : 19

<V>

vacant 22 : 5
validly 20 : 18
VESTED 12 : 11 ,
 17 : 10
view 6 : 3 ,
 16 : 6
virtue 20 : 7
vote 4 : 18 ,
 7 : 11 , 7 : 19 ,
 7 : 23 , 8 : 5 ,
 8 : 8 , 8 : 13 ,
 8 : 22 , 9 : 16 ,
 10 : 18 ,
 11 : 10 ,
 23 : 24
voted 24 : 9
votes 9 : 18 ,
 11 : 12
voting 7 : 2 ,
 10 : 10

<W>

warranted
 4 : 15
weeks 5 : 6
welcome 3 : 5
WHEREOF 25 : 13
Whereupon

11 : 23
whichever
 13 : 11
will 3 : 12 ,
 5 : 13 , 6 : 5 ,
 10 : 17 ,
 13 : 12 ,
 17 : 20
withdrawal
 16 : 6
withdrawn
 16 : 9 , 23 : 21
within 5 : 7 ,
 20 : 16 , 25 : 8
without 15 : 9
WITNESS 25 : 13
writing 20 : 20
written 4 : 16 ,
 23 : 22

<Y>

year 13 : 8 ,
 13 : 9 ,
 13 : 20 ,
 19 : 21 ,
 19 : 23 ,
 20 : 16
years 19 : 24
York 1 : 2 ,
 1 : 11 , 3 : 4 ,
 3 : 9 , 8 : 15 ,
 12 : 2 ,
 12 : 11 ,
 12 : 15 ,
 12 : 17 ,
 16 : 14 ,
 17 : 2 ,
 17 : 10 ,
 17 : 14 ,
 17 : 16 ,
 20 : 9 ,
 21 : 14 ,
 24 : 19 ,
 25 : 2 , 25 : 4 ,
 25 : 9

<Z>

zero 10 : 2 ,
 10 : 3 , 10 : 4 ,
 10 : 5 , 10 : 7
§ 26 - 501 16 : 1 ,
 23 : 6
§ 26 - 510 (e
 14 : 8
§ 4 16 : 4 , 23 : 9
§ 4 [§ 5 (a) (7)]
 13 : 5