



Why Vote **No**?

On November 8th, Hoboken voters will vote on public question #2, regarding the City's rent control regulations. A brief, recent history of the issue clearly explains why everyone in Hoboken should **VOTE NO**:

- ✗ In the last year, the City of Hoboken spent \$500,000 in taxpayer money administrating and defending lawsuits against a rent control ordinance that a judge called arbitrary, capricious and unconstitutional.
- ✗ Under the ordinance, many condo and small property owners were charged with "phantom violations." Some paid up to \$300,000 in rent rebates despite following the regulations as they were administrated at the time. Many rebates exceeded what the tenants paid in rent.
- ✗ Under the ordinance, most condo owners in Hoboken, whether they realize they are restricted by rent control, were legally bound to charge less in rent than they pay in property taxes.
- ✗ Recognizing the unfairness and of the past 25 years of misadministration, the City Council voted 9-0 in favor of an amendment to fix rent control on behalf of tenants and property owners alike.
- ✗ Now, fueled by an attorney's greed for more unconscionable settlements, a small group of tenants is attempting to rescind this carefully crafted legislation.
- ✗ If their referendum passes, property owners currently renting units will once again be subject to devastating judgements.
- ✗ The Amendment passed by the City Council strikes a fair balance between the rights of tenants and property owners, allowing for fair rents to be charged and for increases to take place at a limited rate and only when tenants vacate.

Protect this carefully crafted legislation and protect the rights of property owners.

Vote No on Public Question #2 November 8th.

For more information visit

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