

**From:** [Fred Iskowitz](#)  
**To:** [Comments Mailbox](#)  
**Subject:** [External] Notice to the Bar-3/27/2025  
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Certified Complaint

8. This provision is not clear. Who has to meet “at least one of the following exemption requirements”-only residential properties that are not exempt as an owner-occupied residential property with only one rental unit? Perhaps “and” should be replaced with “but”. Or just say- ( ) I am an exempt owner occupied property..... ( ) I am a non-exempt owner-occupied property..... and I meet.....

In one place you ask the landlord to indicate that the property has been certified as having a lead-free interior by a certified inspector but, alternatively, you only require that the landlord indicate the property has been certified to be free of lead-based paints. Who can make this alternate certification? Would a certif. of occupancy from the municipality qualify?

11. What is the consequence if you elect not to attach a copy of the lease?

16. What is the consequence if you do not attach a copy of the written ledger?

Ques- will you still have to file landlord certifications; landlord’s attorney certifications; Cert. of Lease and Registr. Statements; and DCA certifications when filing the Complaint?

Attachment 2- Summons-still prepared by the Court after the Complaint is filed?

Attachment 3 -LCIS- still prepared by the Court after the Complaint is filed?

Is the LCIS used? Is it still needed considering all the information that is required in the new Complaint?

Attachment 4- Rule 6:2

Trial date is to be not less than 5 weeks from what date?

For summary dispossession proceedings-not more than ? weeks. No provision.

CARES Act- are CARES Act notifications no longer required?

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