



# ADAM LINDENBAUM

MEMBER - Litigation

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## Practice Areas

Litigation

Commercial Lease Disputes

Landlord / Tenant Disputes, including  
*Yellowstone* Injunctions

Contract Disputes

Co-op/ Condo Disputes

Construction Disputes and Adjoining  
Access Issues

Adverse Possession Cases

Partnership and Joint Venture Disputes

Appeals

Commercial Arbitration (Rent Reset and  
Property Valuations)

Loft Law

Administrative proceedings, including  
Office of Administrative Trial and Hearings,  
Environmental Control Board, and the  
Board of Standards and Appeals

Leasing

Ground Leases

Acquisitions & Sales

Development

Joint Ventures

Financing

Construction Agreements

Coop / Condo / Shared Ownership Struc-  
turing (including Tenancies-in-Common)

Due Diligence in connection with Multifam-  
ily Purchases, Sales and Financing: Rent  
Regulation and Affordability Analysis and  
Risk Assessments

Rent Stabilization Issues: Coverage, Rent  
Overcharge, Substantial Rehabilitation and  
Regulatory Compliance

Article 78 Proceedings and Appeals Chal-  
lenging Agency Orders

**Adam Lindenbaum** joined Rosenberg & Estis, P.C. in 2013 and is a Member with the firm's Litigation Department. Lindenbaum represents real estate firms, developers and tenants in connection with their use, management and operation of commercial real estate. He focuses his practice on handling disputes involving complex landlord-tenant matters, real estate ownership and commercial litigation.

Lindenbaum also has extensive experience involving residential real estate and landlord-tenant matters including those involving cooperative and condominium boards, rent control, rent stabilization and the loft law. Lindenbaum has practiced before all state, federal and appellate courts in New York, the American Arbitration Association, as well as numerous administrative agencies.

Lindenbaum received a bachelor's degree from Cornell University and earned his J.D. from St. John's University School of Law. He is licensed to practice law in New York and New Jersey.

## Notable Work

- JDM Washington St. v. 90 Washington Rest. Assocs., 36 Misc.3d 769, 950 N.Y.S.2d 647 (Civ. Ct. N.Y. Co. 2012)
- 90 Washington Rest. Assocs. v. JDM Washington St., 91 A.D.3d 501, 937 N.Y.S.2d 24 (1st Dep't 2012)
- Mushlam Inc. v. Nazor, 80 A.D.3d 471, 916 N.Y.S.2d 25 (1st Dep't 2011)
- Matter of Leazard, 74 A.D.3d 1414, 903 N.Y.S.2d 198 (3d Dep't 2010)
- Bennett v. Hawthorne Village, 56 A.D.3d 706, 870 N.Y.S.2d 33 (2d Dep't 2008)
- Chiu v. Chiu, 38 A.D.3d 619, 832 N.Y.S.2d 89 (2d Dep't 2007)
- La Fabrique Owners Corp. v. La Fabrique LLC, 16 Misc.3d 130(A), 841 N.Y.S.2d 826 (App. Term 1st Dep't 2007)
- Ross v. Congregation B'Nai Abraham Mordechai, 12 Misc.3d 559, 814 N.Y.S.2d 837 (Civ. Ct. N.Y. Co. 2006)



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# ADAM LINDENBAUM

## **Bar Admissions**

New York, 2004

New Jersey, 2004

U.S. District Court Eastern District of New York, 2004

U.S. District Court Southern District of New York, 2004

## **Education**

### **St. John's University School of Law**

- J.D. - 2003

#### Honors & Activities:

- *Journal of Legal Commentary*, Notes and Comments Editor

### **Cornell University**

- B.S. - 2000

## **Published Works**

- “Up in Smoke: Retail Leases With Unlicensed Cannabis Dispensaries Laced With New Legal Risks” *The Real Deal*, September 2023
- “NYC’s New Law Is A Game Changer For Short-Term Rentals,” *Law360*, December 2022
- “Recovering attorney fees from eviction proceedings in the HSTPA era,” *Real Estate Weekly*, April 2020
- “Managing legal considerations during a commercial holdover,” *Real Estate Weekly*, November 2019
- “NYC Bill Continues Expansion Of Commercial Tenant Rights,” *Law360*, 2019

## **Classes & Seminars**

- Mattone Institute CLE Series (St. John’s University School of Law): “Cannabis Complications in NYC Real Estate,” November 2023

## **Professional Associations**

- New York State Bar Association, Member
- New York County Lawyers Association, Member
- New York City Bar Association
- Committee for Historic Preservation for the Village of Scarsdale, NY, Chairperson