



ALEXANDER LYCOYANNIS

MEMBER - Litigation

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Practice Areas

Rent Regulation & Administrative Law
Litigation (Commercial)
Litigation (Real Estate)
Landlord Tenant Law
Appellate Law
Condominium/Cooperative Law

Bar Admissions

New York, 2002
U.S. District Court Southern District of New York, 2002
U.S. District Court Eastern District of New York, 2002
U.S. Court of Appeals 2nd Circuit, 2015

Education

Boston University School of Law

• J.D. - 2001

Honors & Activities:

• *American Journal of Law and Medicine*, Case and Note Editor, 2000 - 2001; *American Journal of Law and Medicine*, Staff Member, 1999 - 2000

State University of New York at Binghamton

• B.A. - 1998

Alexander Lycoyannis joined Rosenberg & Estis, P.C. in 2002 and is a member with the firm's Litigation and Appeals Departments. Mr. Lycoyannis represents clients in all phases of litigation and appellate practice before the New York City, New York State and federal courts.

Mr. Lycoyannis has wide-ranging knowledge and experience in an array of real estate and complex commercial matters, and has represented clients ranging from the country's largest real estate developers to nationally-recognized commercial tenants and individuals who own a single building. Mr. Lycoyannis has successfully litigated disputes arising out of commercial leases and contracts for the purchase and sale of real property; commercial and residential landlord/tenant litigation; New York City rent regulation; applications for Yellowstone and preliminary injunctions; corporate, partnership and LLC disputes; the New York City Loft Law; brokerage commissions; condominium and cooperative disputes; construction litigation; adjacent landowner disputes; and the enforcement of guaranties and promissory notes.

Mr. Lycoyannis also has significant transactional experience, including, among other things, drafting a residential lease utilized by a prominent New York developer in its Manhattan portfolio. Mr. Lycoyannis has also drafted and negotiated purchase and sale agreements, buyout agreements, real estate brokerage agreements, occupancy agreements and lease amendments.

Mr. Lycoyannis's writing and oral argument abilities frequently result in summary judgment decisions in favor of his clients -- saving them from the expense and inherent uncertainty of a trial -- as well as victories at the appellate level. His litigation experience and negotiation skills have also consistently led to positive outcomes for the firm's clients.

Mr. Lycoyannis is the former chairman of the litigation subcommittee of the New York City Bar's Real Property Law Committee. He is also a frequent writer and speaker on a variety of real estate-related topics, having written multiple articles for the *New York Law Journal* and the *New York Real Estate Law Reporter*, and having given several presentations to the New York City Bar and the Small Property Owners of New York.

Notable Work

- *Kuzmich et al. v. 50 Murray Street Acquisition LLC*, 157 A.D. 3d 505 (1st Dept 2018)



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- Tap Tap, LLC v. 558 Seventh Ave. Corp. et al., 144 A.D. 3d 409 (1st Dept 2016)
- Bowery Residents' Committee, Inc. v. Lance Capital LLC, 121 A.D.3d 505 (1st Dept 2014)
- Bowery Residents' Committee, Inc. v. Lance Capital LLC, 2014 WL 3707981 (Sup. Ct. N.Y. Cty)
- Bowery Residents' Committee, Inc. v. Lance Capital LLC, 2013 WL 2642960 (Sup. Ct. N.Y. Cty)
- Gordon v. Board of Managers, 36 Misc.3d 1210(A), 2012 WL 2914168 (Table), 2012 N.Y. Slip Op. 51245(U) (Sup Ct. N.Y. Cty 2011)
- Tennant v. Manhattan Skyline Management Corp., 925 N.Y.S.2d 330, 85 A.D. 3d 557, (1st Dep't 2011)
- Southbridge Towers Inc. v. Pion, 25 Misc 3d 132(A), 901 N.Y.S.2d 911, 2009 WL 3384469 (App. T. 1st Dep't 2009)
- Southbridge Towers Inc. v. Yagman, 22 Misc 3d 142(A), 881 N.Y.S.2d 367, 2009 WL 737407 (App. T. 1st Dep't 2009)
- Durst Buildings Corp. v. JPR 2 Inc., 2009 WL 2221468 (Sup. Ct. N.Y. Cty)
- Durst Buildings Corp. v. JPR 2 Inc., 2008 WL 195614 (Sup. Ct. N.Y. Cty)
- 2170-2178 Broadway LLC v. Ross, 14 Misc. 3d 137(A), 836 N.Y.S.2d 495, 2007 WL 489205 (App. T. 1st Dep't 2007)
- Yenom Corp. v. 155 Wooster Street Inc., et al., 33 A.D.3d 67, 818 N.Y.S.2d 210 (1st Dep't 2006)

Classes & Seminars

- CLE: Mastering Airbnb & Short-Term Rental Law, Speaker, January 2020
- Small Property Owners of New York (SPONY) Rent Regulation Seminar, Speaker, July 2019
- Moderator of CLE panel discussion, "AirBnB Under Siege: The Evolving Legal Landscape for Short-Term Rentals in NYC" - April 20, 2017
- New York City Bar Real Property Law Committee: Airbnb.com, June 2, 2015
- R&E's 2013 In-house Lecture Series: Appellate Law 101, May 21, 2013



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Published Works

- “‘Frustration’ and ‘Impossibility’: Viable Defenses Amid the Pandemic?” New York Law Journal, December 2020
- “Conditional Limitation v. Condition Subsequent: An Important Distinction in the COVID-19 Age,” New York Law Journal, October 2020
- “The Rise of Ejectment Actions During the COVID-19 Pandemic,” New York Law Journal, August 2020
- “Temporary Suspension Of Personal Guaranties,” New York Law Journal, June 2020
- “Proposed New York City Commercial Rent Regulation: An Improper Usurpation of State Power,” New York Law Journal, April 2020
- “Landlords Should Not Waive Small Businesses’ Rent,” Law360, April 2020
- “Proposed commercial rent regs an improper usurpation of state power,” Real Estate Weekly, March 2020
- “*Kuzmich et al. v. 50 Murray Street Acquisition LLC*: A Deal Gone Bad for Developers Who Helped Revitalize Lower Manhattan,” New York Real Estate Law Reporter, November 2019
- “ATTORNEY’S ADVICE: Housing Insights,” SPONY, October 2018
- “Yellowstone Injunctions When Prompt Cure Is Impossible,” New York Real Estate Law Reporter, April 2017
- “The New Anti-Airbnb Law: An Overview,” Commercial Observer, November 2016
- “Airbnb: Boon Or Bane For NYC Residential Real Estate?” Law360, April 2015
- “The Enforceability of No-Waiver Provisions in Commercial Leases,” ALM, January 2015
- Landlord/Tenant Law Column, New York Law Journal, June 2013
- “The Obligations to Permit Pets Notwithstanding No-Pet Provisions,” New York Real Estate Law Reporter, March 2013
- “The Enforceability of Liquidated Damages Clauses in Real Estate Leases,” New York Real Estate Law Reporter, June 2012
- “‘Piercing the Corporate Veil’ with Respect to Monetary Claims Against Commercial Tenants,” New York Real Estate Law Reporter, October 2011

