



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
Leasing
Acquisitions & Sales
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

Bar Admissions

U.S. District Court of New Jersey, 2025
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

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 in New York and New Jersey. Lindenbaum dedicates his practice to 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 state, federal and appellate courts in New York and New Jersey, the American Arbitration Association, as well as numerous administrative agencies.

Lindenbaum prides himself on being a reliable and thoughtful resource and a strong advocate for his clients. He is known for his meticulous nature of dissecting leases and other real estate contracts in litigation and pre-litigation settings. It does not stop with litigation matters, clients have also sought out Lindenbaum for his strategic thinking and second to none negotiation skills with real estate and leasing transactions.

Lindenbaum received a bachelor's degree from Cornell University and earned his J.D. from St. John's University School of Law.

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)



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ADAM LINDENBAUM

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

- *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)

Published Works

- "Cannabis Leases in NYC: 6 Risks Landlords Can't Afford to Overlook," *TradedNY* Legal News Blog, March 2025
- Co-Author, "Keys to Strong Parking, Strong Contracts for NYC Buildings," *Law 360*, July 2024
- "Up in Smoke: Retail Leases With Unlicensed Cannabis Dispensaries Laced With New Legal Risks" *The Real Deal*, September 2023
- Co-Author, "NYC's New Law is a Game Changer for Short-Term Rentals," *IR Global Online*, February 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

Appearances, Classes & Seminars

- Mattone Institute CLE Series (St. John's University School of Law): "Cannabis Complications in NYC Real Estate," November 2023
- NY1, Special Segment by Louis Finley: Local Law 28 - Almost 1,500 Landlords Apply to Decline Tenants' Ability to Host Short-Term Rentals," March 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