

The Tenants Downstairs

In this important work of legal, political, and moral theory, Joseph William Singer offers a controversial new view of property and the entitlements and obligations of its owners. Singer argues against the conventional understanding that owners have the right to control their property as they see fit, with few limitations by government. Instead, property should be understood as a mode of organizing social relations, he says, and he explains the potent consequences of this idea. Singer focuses on the ways in which property law reflects and shapes social relationships. He contends that property is a matter not of right but of entitlement—and entitlement, in Singer's work, is a complex accommodation of mutual claims. Property requires regulation—property is a system and not just an individual entitlement, and the system must support a form of social life that spreads wealth, promotes liberty, avoids undue concentration of power, and furthers justice. The author argues that owners have not only rights but obligations as well—to other owners, to nonowners, and to the community as a whole. Those obligations ensure that property rights function to shape social relationships in ways that are both just and defensible.

Current appellate decisions with supporting pleadings and approved instructions

relating to the law of negligence generally, with accompanying editorial comment, cross-references to additional sources, and relevant case annotations.

“HANDLE IT” is an Autobiography beginning with Joy’s early childhood into its present time. She is forced to “handle” whatever situation that comes her way. At 8 years old she’s already living in a “survival for the moment” mode. Her past continued to influence her future in a very harmful and regrettable way. Joy learned to dismiss people and situations in her life as a “coping mechanism” whenever she felt threatened, violated, and or mistreated in order to move towards her next plan. Yet through her struggles she still had the innate capacity to rise and find her way. At age 34 after strong encouragement from her then female lover, she was led to God. Years later, while praying during a fasting period, Joy received what she believed as instructions from God to read (The Holy Bible) from the beginning. Through her obedience to God she believed she was then inspired by God to write her life’s story. Little did Joy know that she would become “Gods’ hands extended” with the hopes of inspiring others who may have gone through similar situations. Writing “HANDLE IT” allowed Joy to deal with all the pain she had kept deep inside for so long of which influenced her behaviors. Thus, understanding this is part of her Sanctification process, trusting when her life is over, God will say, “Well done, thou good and faithful servant:

“Mathew 25 v21

This book uses a case study of a low-cost home ownership initiative at the margins of renting and owning provided by social landlords – known as shared ownership – to challenge everyday assumptions held about the ‘social’ and the ‘legal’ in property. The authors provide a study of the construction of property ownership, from the creation of this idea through to the present day, and offer a fresh consideration of key issues surrounding property, ownership, and the social. Analysing a diverse range of sources (from archives to micro-blogs, observation of housing providers, and interviews with shared owners), the authors explain the significance of the things (from the formal documents like leases, to odd materials like sweet wrappers and cigarette butts) commonly found in the narratives around shared ownership which are used to construct it as private ownership in everyday life. Ultimately, they uncover how this dream of ownership can become tarnished when people’s identities as ‘owners’ come under threat, and as such, these findings will provide fascinating insight into the intricacies of so-called home ownership for scholars of Law, Criminology, and Sociology.

A body was found in the living room of a concert pianist, shot to death. Yi-yun Lin, the deceased, was a foreign student from China. No murder weapon was

found on the scene, no sign of forced entry. It was seemingly a homicide, but who was the killer? All the evidence points to her boyfriend, the concert pianist, but Detective Paul Winderman of the Boston Police Department has his doubts. The victim's ex-husband has vowed revenge on several occasions. Someone from her past might also want her dead. The tale of *Mystery of Revenge* is a melting pot of love, desire, jealousy and greed. Proceed with caution; the facts could be deceiving.

RICO SPADES is an episodic novel where the lead character, General, has found himself in an unexpected adventure while running away from his guilts and frustrations. During his stay in Aling Shirley's weird apartment complex, he becomes reunited with some people from his own past and finds himself helping his neighbors overcome their deepest personal regrets. The narration style jumps strategically between the present timeline and the yesterdays and yesteryears to reveal piece by piece why a magical bathroom reconnects its owner to olden problems and long-kept desires.

Little fascinates New Yorkers more than doormen, who know far more about tenants than tenants know about them. Doormen know what their tenants eat, what kind of movies they watch, whom they spend time with, whether they drink too much, and whether they have kinky sex. But if doormen are unusually familiar

with their tenants, they are also socially very distant. In *Doormen*, Peter Bearman untangles this unusual dynamic to reveal the many ways that tenants and doormen negotiate their complex relationship. Combining observation, interviews, and survey information, *Doormen* provides a deep and enduring ethnography of the occupational role of doormen, the dynamics of the residential lobby, and the mundane features of highly consequential social exchanges between doormen and tenants. Here, Bearman explains why doormen find their jobs both boring and stressful, why tenants feel anxious about how much of a Christmas bonus their neighbors give, and how everyday transactions small and large affect tenants' professional and informal relationships with doormen. In the daily life of the doorman resides the profound, and this book provides a brilliant account of how tenants and doormen interact within the complex world of the lobby.

Help the Aged funded this major study because of concerns that older people living in private rented housing were vulnerable to abuse and harassment by landlords. Drawing upon detailed research with older people, professionals and landlords in six different localities, the report provides the first major study of this important issue. The report concludes with a series of recommendations to central and local government. These include the need for changes in such areas as the overall regulation of the sector, the rights of older tenants and in the

housing benefit system. The recommendations also cover the need for better training for professionals about abuse and harassment, improved age related records and the need for improved funding for advice and advocacy services. This study will be essential reading for a wide range of practitioners and academics whose interests and responsibilities span older people and their reliance upon the housing and welfare systems.

When Ellie, New York City's most enterprising dog walker, goes to see one of her clients perform in a show, the screams aren't just for the fantastic dance numbers... A murder happens backstage, and the only witness is a dog named Bitsy. Taking Bitsy to a dog psychic might not be standard procedure, but it may stop a killer from biting again.

Volume contains: 256 AD 815 (Bernstein v. Bernstein) 256 AD 810 (Brass et al. v. City of NY) 256 AD 904 (Canaday v. Wellington et al.) 256 AD 809 (Castronova et al. v. Boassi et al.) 256 AD 244 (Carambas v. Wenner et al.) 256 AD 902 (Chace v. Chace) 256 AD 815 (City Bank Farmers Trust Co v. Peoples Realty Co)

Born and raised on an island paradise, Akime knows that no amount of sun and sand can hide the hypocrisy, hatred, and danger that fill his days. As a gay man in Jamaica, he's skilled at hiding the truth from others. When he meets Nathan,

an Adjunct Professor at the University of the West Indies in Kingston, he dares to believe that he has found the one person from whom he has nothing to hide. For one glorious year, Akime and Nathan live the dream together, even though they must keep their love hidden. They spend weekends on Jamaica's lush and more open north-eastern coast, but Nathan has dangerous secrets of his own—including an intensifying relationship with Nicole, an American woman. Without warning, Nathan leaves the island, and Akime, behind to start a new life with her in New York City. Devastated, Akime decides to follow Nathan to New York, where the former lovers are touched by tragedy. In a desperate moment, one lays dying of a gunshot, and the other must act upon his own mortality. Meanwhile, Nicole has questions of her own about Nathan's history with Akime. Now only time will tell if the man left behind has any hope of happiness—or whether the tortured ghosts of his past will haunt him forever.

The Frankston Train follows the misadventures of a true denizen of 'Franghanistan', Neeley Glasscock. His first world complacency is shattered when he is embroiled in that quintessentially Australian public disturbance, a racist rant on public transport. The Frankston Train is a satire about overt racism and unconscious bias that tests the claim, which is often repeated by luminaries like the present Prime Minister, that 'Australia is the most successful multicultural

society in the world.' It is easy to identify with Neeley Glasscock; after all, who hasn't witnessed some disconcerting or unsettling incident on a train, tram, or bus. And like Neeley Glasscock, we have all faced that dilemma of the petty existential hero or heroine – whether to intervene or not, whether to speak up or remain silent. Predictably, in the age of the ubiquitous cell phone, vision of this deplorable episode goes viral. All those involved become instant celebrities. Neeley's employer, a pay-day lender, tries to exploit Neeley's fifteen minutes of fame; however, chaos ensues when Neeley devises a devious plan to punish his employer's cynicism and atone for his moral turpitude.

Human Trafficking has become a worldwide epidemic as the powers that be are not putting the necessary protocols in place to fight the cause, as result, it has caused broken families, shattered communities, and the shutdown of ethical and moral values that forefathers of the past once hold dear, one such case is the untold story of a woman by the name of Kimberley Xaviannah Alexandria, who was once a victim of abuse, betrayal, hated by many through the fact that she was just a victim of the rampant human trafficking trade but with her undying love and faith, she was able to overcome any obstacle that she encountered along the way and was able to be proudly known as the Majestic Blader.

Crash Boom! is a book about independence, courage, resourcefulness, entrepreneurship, and success. Real estate investing is the level playing field where everyone can be an expert on their market of choice, and anyone can build wealth. After watching the economic madness

unfold over the past few years, it has become clear that the only way to secure your financial future and build the life of your dreams is to do it yourself. To rely on anyone else would be insane. The housing crisis today is a once-in-a-generation opportunity, if you know how to play the market right. *Crash Boom!* will teach you how to: Read the housing market cycle. Create an investment plan that will send your kids to college, secure your retirement and create the lifestyle of your dreams. Find undervalued properties and create wealth with creative strategy. Become a real estate investment expert. Real estate is the great American business opportunity. In *Crash Boom!*, you will learn how to use common sense, energy, and entrepreneurial vision to take advantage of the current situation.

Stories From Our Tenants Downstairs
John Murray
Stories from The Tenants Downstairs
Simon and Schuster

Jeanne Trantel's life was perfect—or so it seemed. She had it all: a loving husband who worked on Wall Street, two beautiful, healthy sons, and a dream home in the affluent Long Island community where she grew up, surrounded by friends and family. But then, with one phone call, the life she knew and loved came crashing down around her. “Your husband,” the caller said, “is in custody for a series of bank robberies that have occurred all over Nassau County.” Jeanne would soon discover that her husband, Stephen, was living a lie. He was no longer the Wall Street trader that Jeanne, his family, and his friends all thought him to be. Instead of heading to Wall Street each morning as he claimed, Stephen was robbing banks. In *Disguised Blessings*, Jeanne chronicles the human toll of this ripped-from-the-headlines true story. Consumed by anger and humiliation and faced with mounting debt and piles of unpaid bills, Jeanne entered what she describes as the “darkest time” in her life. But Jeanne's story is not

a tragedy; it is a story of hope and redemption, of faith, love, and the power of forgiveness. With heart-wrenching candor, Jeanne describes how, with the generosity of friends and family and the unconditional love of her two boys, she was able to put the broken pieces of her life back together, in the end discovering that from tragedy can come Disguised Blessings. Set in a Harlem high rise, a stunning debut about a tight-knit cast of characters grappling with their own personal challenges while the forces of gentrification threaten to upend life as they know it. Like Gloria Naylor's *The Women of Brewster Place* and Lin Manuel Miranda's *In the Heights*, Sidik Fofana's electrifying collection of eight interconnected stories showcases the strengths, struggles, and hopes of one residential community in a powerful storytelling experience. Each short story follows a tenant in the Banneker Homes, a low-income high rise in Harlem where gentrification weighs on everyone's mind. There is Swan in apartment 6B, whose excitement about his friend's release from prison jeopardizes the life he's been trying to lead. Mimi, in apartment 14D, who hustles to raise the child she had with Swan, waitressing at Roscoe's and doing hair on the side. And Quanneisha B. Miles, a former gymnast with a good education who wishes she could leave Banneker for good, but can't seem to escape the building's gravitational pull. We root for these characters and more as they weave in and out of each other's lives, endeavoring to escape from their

pasts and blaze new paths forward for themselves and the people they love. Stories from the Tenants Downstairs brilliantly captures the joy and pain of the human experience and heralds the arrival of a uniquely talented writer.

Paul Haydn was on his way home at last, to New York and the civilian life he longed for, after years of War. Yet he would never forget the tormented people, desperate for refuge in Berlin. They had survived the War - but now a new, sinister presence threatened them, their families, the whole of society. Now he discovered that, back home, some of his former colleagues had dangerous political sympathies, that someone was trying to discredit the woman he had once loved. The pattern seemed suddenly familiar. He began to realise why there was such interest in his counter-propaganda skills.

Meryl Becker is living a mother's dream. The oldest of her three beautiful daughters, Meg, is engaged to a wonderful man from one of the country's most prominent families. Of course, Meryl wants to give Meg the perfect wedding. Who wouldn't? But when her two younger daughters, Amy and Jo, also become engaged to celebrated bachelors, Meryl has to admit that three weddings is more than she and her husband, Hugh, can realistically afford. The solution? A triple wedding! At first, it's a tough sell to the girls, and juggling three sets of future in-laws is a logistical nightmare. But when Hugh loses his teaching job, and Meryl's

aging mother suddenly moves in with them, a triple wedding is the only way to get all three sisters down the aisle. When the grand plan becomes public, the onslaught of media attention adds to Meryl's mounting pressure. Suddenly, appearances are everything - and she will do whatever it takes to keep the wedding on track as money gets tight, her mother starts acting nutty, and her own thirty year marriage starts to unravel. In the weeks leading up to the nuptials, secrets are revealed, passions ignite, and surprising revelations show Meryl and her daughters the true meaning of love, marriage and family. Jamie Brenner's *The Wedding Sisters* invites readers to the most unpredictable wedding of the year.

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