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# For Faye Dunaway, Real-Life Role in Housing Court

By [CHRISTINE HAUGHNEY](#)

She was a brazen bank robber in "[Bonnie and Clyde](#)," the mysterious Evelyn Mulwray in "[Chinatown](#)" and a scheming television executive in "[Network](#)," for which she won an Oscar.

Now [Faye Dunaway](#) is a defendant in case No. 76667/11 in [Manhattan](#) housing court, just another rent-stabilized tenant facing eviction.

In a lawsuit filed Tuesday, her landlord claims that Ms. Dunaway, who pays \$1,048.72 a month for a one-bedroom walk-up apartment in a century-old tenement building on East 78th Street, does not actually live there, but rather lives in California. The suit also names her son, Liam Dunaway O'Neill, whose father is the photographer Terry O'Neill, as a subtenant in the apartment.

As proof, the landlord, unnamed in court papers, states that Ms. Dunaway owns a home in West Hollywood, and has her voter and automobile registrations there. The suit also cites three moving violations she received in California from May 2009 to December 2010.

Rent stabilization rules require tenants to live in the apartment they are renting as a primary residence, not as a second home. Ms. Dunaway, 70, does not appear to be living glamorously. The home in California is a nice but not flashy house on which she still carries a mortgage, according to the lawsuit. Her car is a 2007 Toyota Corolla.

Ms. Dunaway is one of the many celebrities who have fought to keep rent-regulated apartments in New York over the years. But Ms. Dunaway's current apartment is also a vast departure from the 20th-floor apartment she inhabited at the [Eldorado](#) earlier in her career. That apartment, one of the first projects completed by [Gwathmey Siegel & Associates Architects](#), in 1969, featured curved walls and mirrored doors.

Ms. Dunaway and her son did not return phone messages left on Tuesday with their agent or her production company, Port Bascom Productions. Henry Moses, listed in court papers as the building's managing agent, did not return messages. Craig S. Charie, the lawyer identified in court papers as representing the landlord, also would not comment for his client.

If Ms. Dunaway leaves, the landlord is likely to get far more rent. According to rental data tracked by the brokerage [Citi Habitats](#), one-bedroom walk-up apartments on the Upper East Side currently rent for an average of \$2,318 a month.

Ms. Dunaway rented her current apartment on the Upper East Side on Aug. 1, 1994, in a six-story yellow brick building with fire escapes in the front. The name next to the outdoor buzzer reads "F. Dunaway." The building's hallway floors are green linoleum. Its cream walls are chipped, and pink marble steps lead up to her third-floor unit. Her front door is painted aquamarine and has the names "Dunaway/ONEILL" and "PT Bascom" listed by the black doorbell. There is a simple brown doormat with black trim. No one answered the door on Tuesday afternoon.

Ms. Dunaway had problems in the past with her landlord, which filed a notice in 2009 in Civil Court in Manhattan for nonpayment of rent. That case appeared to have been resolved, and she signed a lease in April 2009 to remain in her apartment until July 31, 2011.

Court papers show that the landlord investigated earlier this year to determine where she actually lived, and contacted Ms. Dunaway in March with its findings. The landlord asked her to leave when her lease expired on July 31.

Neighbors said that while they had seen Ms. Dunaway in the past, they had not seen her much lately. Keith Cohen, owner of Orwasher's Bakery near Ms. Dunaway's apartment, said that employees had told him when he arrived in 2007 that Ms. Dunaway lived nearby, but that he had never seen her.

Rosane Franco, manager of the nearby Tiny Doll House shop, said she had seen Ms. Dunaway a few times in the past two years, but that the last time was “many months ago.”

The occupant of an apartment next door, who would not give her name, said through her door, “I’ve never met her.”

Ms. Dunaway’s Twitter feed shows no mention of her being in New York recently. Her son, Mr. O’Neill, has written on his Twitter feed, “I live in LA.”

Ms. Dunaway is scheduled for a hearing in Civil Court on Aug. 11 at 2 p.m.

If she departs, it may not have much effect on her sleepy block between First and Second Avenues.

“She’s not that glamorous person everybody saw in the movies,” Ms. Franco said. “We were surprised that she lived here in the first place.”

*Colin Moynihan contributed reporting, and Jack Styczynski contributed research.*

[http://www.nytimes.com/2011/08/03/nyregion/faye-dunaway-subject-of-suit-by-manhattan-landlord.html?\\_r=2&ref=nyregion](http://www.nytimes.com/2011/08/03/nyregion/faye-dunaway-subject-of-suit-by-manhattan-landlord.html?_r=2&ref=nyregion)