

# Boston Herald

## Crime & Public Safety

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PUBLISHED: May 11, 2026 at 7:45 PM EDT

### **Boston real estate company says it was scammed by ‘professional tenant’**

**Angel Santana, the tenant, said it was a ‘miscommunication’**



Angel Santana speaks outside Chelsea District Court. (Nancy Lane/Boston Herald)

A Boston-area real estate company said it was scammed by a “professional tenant” who falsified his rent application, but the renter claims it’s just a misunderstanding.

Following a Monday magistrate hearing, a court found probable cause to charge Angel Santana with larceny by false pretense for more than \$18,000 he allegedly owes in rent.

In February, Santana moved into an apartment at the SORA development on Bennington Street in Revere and hasn't paid rent since, according to Helge Capital, the company that owns the building.

Helge Capital CEO Oleg Uritsky stood outside Chelsea District Court on Monday, glad that probable cause had been found.

"The public needs to know we don't tolerate any kind of fraud," Uritsky said.



Oleg Uritsky, CEO of Helge Capital, said he wanted to let people know fraud isn't tolerated. (Nancy Lane/Boston Herald)

Uritsky claimed that Santana falsified pay stubs and lied on housing applications, saying that he'd never been evicted before. He pointed to two previous housing court cases involving Santana that ended in judgments against him for over \$25,000.

But Santana told the Herald he didn't consider those judgements evictions and never lied about his pay.

"What have I stole?" he asked. "Everything is a miscommunication."

In his version, Santana moved in in February and was asked for a security deposit of first month's rent, which he said he didn't realize he owed. Later in the month, he was said he was locked out of the rental portal and hasn't been able to pay since.

Uritsky said that Santana purposely bounced checks and stopped payments.

“I’m gonna hire a lawyer,” Santana said, walking out of the court after the hearing. “I never lied on my application.”

John Gosnell, the director of operations for Advance Property Management, which manages the Revere apartment, said that this case was “clearly different” than someone who’d struggled to pay their rent.

Gosnell said they worked with people like that all the time, citing a situation recently with a TSA agent who’d they been able to work with when the government was partially shut down.

He pointed to the fact that the apartment Santana leased was one of the most expensive in the building and his two prior housing cases as evidence that the renter was a “professional tenant” instead.

Gosnell also noted lying on applications makes it more difficult for legitimate applicants, who then face more questions and sometimes longer periods before approval.

Santana will be back in court in June for an arraignment.