

NOTICE OF TENANT RIGHTS

Do you live in an apartment that is Rent Controlled or Rent Stabilized? If so, **you have rights and the State of New York has a team of advisors, consultants, investigators and lawyers standing by ready to protect you.** If your landlord tries to break your lease, unlawfully raise your rent, or intimidate you into leaving your apartment, you will not be alone in fighting back. Please call **1 (844) 736-8435 (RENT-HELP)** with any questions.

1. **My landlord is trying to break my lease or change the amount that I am paying in rent. Do I have rights?**

Yes. The terms of your lease, including the amount of rent, will not change during your tenancy even if there is a change in law. Your landlord cannot break your lease, evict you from your apartment, or raise your rent because there is a temporary lapse in the rent regulation.

2. **What should I do if my landlord harasses or tries to evict me?**

Your landlord cannot raise your rent or evict you without going to Court and receiving an order from a Judge. If your landlord tries to raise your rent or evict you, call **1 (844) 736-8435** to obtain help from the State. The New York State Department of Housing and Community Renewal will be working in conjunction with other New York State and New York City agencies, Tenant Harassment Prevention Task Force, on specific cases.

3. **I have lease renewal papers that my landlord sent me. What should I do?**

If your landlord already sent you lease renewal papers, you should read those papers carefully to make sure that there is no illegal increase in rent. If the renewal lease is for the same amount you have been paying, or a legal increase, you should sign those papers quickly, return them to your landlord, and keep a copy for yourself in a safe place. If there is a rent increase and you are unsure if the increase is legal, call **1 (844) 736-8435**.

4. **My lease expires after June 15, 2015, am I entitled to a renewal lease?**

For most apartments under rent regulation, your landlord must provide you with a renewal lease if your lease expires after June 15, 2015 but before September 15, 2015. Call **1 (844) 736-8435** with questions.

5. **My landlord has reduced services in my apartment. How do I file a complaint?**

You should file a complaint if you suffer service reductions by your building owner or management group. The DHCR complaint forms are available at <http://www.nyshcr.org/Forms/Rent/>, with complete instructions.

6. **Will the TPU continue to help me?**

The Tenant Protection Unit (TPU) will continue to accept complaints. TPU examines landlord misconduct. If you believe or know of tenants suffering abuse, please contact the TPU at **1 (844) 736-8435**.