

20 Facts Every Brooklyn Tenant Should Know - 7/2018

1. What is the minimum number of apartments for a building to be rent stabilized? **6 apartments**
2. When must landlords provide heat to apartments? **Between October 1st and 31st**
3. When does the rent increase cycle begin and end? **October 1 - September 30 each year**
4. What is the current maximum percentage increase in a one year rent stabilized lease? **1.5%**
5. What is the current maximum rent increase in a rent stabilized unit for a 2 year lease? **2.5%**
6. How many days before the expiration of a lease must the landlord give you a new lease? **Between 90 and 150 days**
7. If the landlord doesn't do repairs, you can call the department of Housing, HPD # **311**
8. What is the name of the tenant lawsuit to win repairs? **Housing Part (HP) Action**
9. How frequently must a landlord fumigate (exterminate) the apartment? **Every Month**
10. How frequently must the landlord paint the apartment? **Every 3 years**
11. How many hours a day must the landlord provide heat? **24 hours**
12. At what temperature must the inside of the apartment be during the day? **68 degrees**
13. And at night, when the temperature outside is less than 40 degrees, what temperature must the inside of the apartment be? **55 degrees**
14. Two City institutions where a tenant can make a complaint for lack of repairs. **a) HPD
b) Civil Court**
15. In order to enter to do repairs, the landlord must give you how much advance notice? **24 hours**

16. What telephone number should you call to see if your apartment is regulated and to get a rental history? [718-739-6400](tel:718-739-6400)

17. Legally, who can evict a tenant? **Only the City Marshal or City Sheriff**

18. If the landlord doesn't want to return the security deposit, which court should you bring it to? **Small Claims Court**

19. What is the address of housing court in Brooklyn? **141 Livingston St. in Downtown Brooklyn**

20. The violations of housing code are separated by violations A, B and C. Which is the most dangerous? **C violations**. According to the law, how quickly must they be repaired? **Within 24 hours**.

If you are experiencing tenant harassment or need legal housing, legal or organizing resources
Contact : B4G@equalityforflatbush.org or [\(646\) 820-6039](tel:646-820-6039)

BEFORE IT'S GONE // TAKE IT BACK is a Brooklyn-wide project of Equality for Flatbush (E4F) a people of color-led grassroots organization that does anti-police repression, affordable housing and anti-gentrification organizing in the Flatbush and East Flatbush communities of Brooklyn, NY



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