

It is illegal for your landlord to retaliate against you for signing this petition or taking part in tenant meetings.

From the **Tenants' Rights Guide** issued by Eric T. Schneiderman, New York State Attorney General:

Tenants have a legal right to organize. They may form, join, and participate in tenant organizations for the purpose of protecting their rights. Landlords must permit tenant organizations to meet, at no cost, in any community or social room in the building, even if the use of the room is normally subject to a fee. Tenant organization meetings are required to be held at reasonable times and in a peaceful manner which does not obstruct access to the premises (Real Property Law § 230).

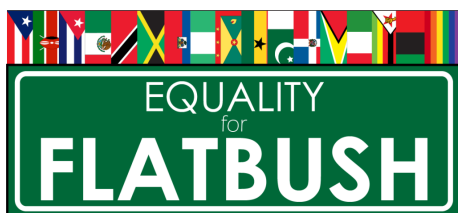
Landlords are prohibited from harassing or retaliating against tenants who exercise their rights. For example, landlords may not seek to evict tenants solely because tenants (a) make good faith complaints to a government agency regarding violations of any health or safety laws; (b) take good faith actions to protect their rights under the lease; or (c) participate in tenant organizations. Tenants may collect damages from landlords who violate this law, which applies to all rentals except owner-occupied dwellings with fewer than four units (Real Property Law § 223-b).

If you pay less than \$2700/month for your apartment, your rent is stabilized under the NYC Rent Law. This means that, if you renew your lease this year, the landlord cannot legally increase the rent *at all* on a 1-year lease or more than 2% on a two-year lease.

From **The ABCs of Housing**, issued by the NYC Department of Housing Preservation and Development (HPD), 2015:

Generally, **tenants in rent stabilized units must be offered renewal leases** in a form approved by HCR, at the tenants' choice of one or two years, and **tenants in rent stabilized units must be offered renewal leases**. [The 2016 rates are: **0% for a one-year lease, or 2% for a two-year lease.**] The owner must give written notice of renewal on an HCR Renewal Lease form (RLF) by mail or personal delivery not more than 150 days, and not less than 90 days, before the existing lease expires. Tenants can complain to HCR if they do not receive a proper renewal lease.

To find out if your apartment is regulated and to get a rental history, call **(718) 739-6400** or email rentinfo@nyshcr.org.



If you have any questions or issues with your landlord, contact **Equality for Flatbush**

flatbushequality@gmail.com | **(646) 820-6039**

En Kréyol: (707) 200-3692 (Lindi ak Mèkredi 11 a-3p)

En español: (513) 445-8532