

**If you believe you are being harassed,
file a claim at:**

NYC Housing Courts

<http://www.courts.state.ny.us/courts/nyc/housing/index.shtml>

BROOKLYN

141 Livingston Street
Brooklyn, NY 11201
(347) 404-9201

BRONX

1118 Grand Concourse
Bronx NY 10451
(718) 466-3025

STATEN ISLAND

927 Castleton Avenue
Staten Island, NY 10301
(718) 390-5420

QUEENS

89-17 Sutphin Blvd
Jamaica, NY 11435
(718) 262-7145

MANHATTAN

111 Centre Street
New York, NY 10013
(646) 386-5502

RED HOOK COMMUNITY COURT

88-94 Visitation Place
Brooklyn, NY 11231
(718) 923-8200

HARLEM COMMUNITY COURT

170 East 121st Street
New York, NY 10035
(212) 828-7558

Is your landlord harassing you?

If your landlord or someone acting on his or her behalf has done any of the following, you are being illegally harassed and help is available:

-  Violence or threats of violence against tenants.
-  Interruption or lack of essential services or lack of services that make condition of apartment unlivable.
-  Owners' failure to correct unlivable conditions when directed by HPD.
-  Bringing "baseless or frivolous" court proceedings against legal tenant of apartment.
-  Removing belongings of legal tenant.
-  Removing front door of apartment.
-  Removing lock to front door or making it useless.
-  Locking out tenants by changing lock without providing new key.
-  Allowing or committing other acts which disturb "comfort, peace, or quiet" of any tenant.

Protecting tenants from landlord harassment

Before Local Law No. 7 of 2008 was enacted earlier this year, if a tenant lacked hot water — and it was just the latest episode in a long period of repeated violations — his or her only recourse was to challenge the landlord each and every time the water was turned off, or file an harassment complaint with the State Division of Housing and Community Renewal.

Now, with Local Law No. 7, every tenant is empowered to confront his or her landlord for such harassment in court. By creating a legal violation for “harassment” in and of itself, everyday New Yorkers now have the power to end the cycle of abuse designed to get them out of their homes. Under this new law, landlords found guilty of harassment can face penalties of \$1,000 to \$5,000 for each apartment where a court finds that harassment has occurred, as well as an order from the court to end the harassment.

Individual tenants or groups of tenants may start a harassment lawsuit against a landlord in housing court (see the back of this flyer for the Housing Court locations). If you go to

court based on allegations which relate to physical conditions of the apartment (i.e., interruption or lack of essential services or lack of services that make condition of apartment unlivable, owners’ failure to correct unlivable conditions when directed by HPD, or allowing or committing other acts which disturb the “comfort, peace, or quiet” of any tenant) the legal action must be based on a violation on record at the Department of Housing Preservation and Development (HPD) or another agency.

In response to any legal action, the owner can offer as a defense that he or she made an attempt to correct the condition or service interruption. Owners can request review of any tenant’s court filings in the event that the tenant’s previous claims were dismissed by a court twice in a ten-year period.

In such a case, following a third complaint that is found to be frivolous, an owner may request that the court bar the tenant from filing future claims without the court’s permission. The court may order the tenant to pay the owner’s attorney’s fees if the court determines the claim of harassment to be “frivolous.”

Legal Services Available for Low Income Tenants

If you have a low income, you may be eligible for free legal services (a **free attorney**). To get the address of the office that services your neighborhood, contact:

The Legal Aid Society **Legal Services of New York City**
(212) 577-3300 (212) 431-7200

If you need a referral to a lawyer and you are not eligible for free legal services contact **The Bar Association of the City of New York** at (212) 626-7373.

Help Available for tenants

The City-Wide Task Force on Housing Court, Inc. is a non-profit coalition established in 1981 to address the systemic challenges to justice in New York City’s Housing Court.

Please contact them at **(212) 962-4795** or
at their website **www.cwtfhc.org**

For More information you can also check the New York City Council
website at **www.council.nyc.gov**