



TENANT QUESTIONS & ANSWERS

Holdover Eviction Cases
in New York State

DISTRICT, CITY, TOWN & VILLAGE COURTS OUTSIDE NEW YORK CITY

March 2012

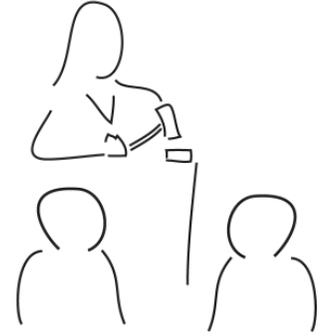
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If you live in New York City in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island, this guide is not for you. Visit: <http://www.nycourts.gov/courts/nyc/civil/pdfs/tenantsguide.pdf>.

What if the landlord/owner is suing to evict me?

The landlord/owner starts a *holdover* case to evict a tenant or another person (also called an *occupant*) in your home. A holdover case is started for a different reason than nonpayment of rent. For example, a holdover case is started because your lease expired, or you are too noisy, or the tenant gave you the apartment without telling the landlord/owner, or you put a wall up without permission.



If the landlord/owner starts a case only to collect rent, that is not a holdover case. That is called a *nonpayment* case. If the landlord/owner started a nonpayment case against you, this guide is not for you. You can read the nonpayment guide at: <http://nycourthelp.gov/Booklets/Nonpaymentevictioncases.pdf>.

Can the landlord/owner start a case to evict me even if I didn't do anything wrong?

Maybe. If you do not have a written lease, or your apartment is not *rent regulated* and your lease expired, the landlord/owner may be able to go to court to evict you even if you did not do anything wrong. Rent regulated apartments are rent stabilized or rent controlled. If your apartment is rent regulated the landlord/owner is supposed to renew your lease if you want to stay.

If my lease expired, does the landlord/owner have to give me any notice before starting a case?

In most cases, the landlord/owner can start a holdover case after your lease ends without giving you any warning. If the landlord/owner takes rent from you after the lease ends, then the landlord/owner must give you *Notice of Termination*. You also get notice if the landlord/owner wants to evict you during your lease.

What is Notice of Termination?

The landlord/owner gives you *Notice of Termination* to end your tenancy. The notice can be told to you or given to you in writing. The Notice of Termination should:

- tell you the reason, and
- tell you the date that you must move - at least one month, and
- tell you the landlord/owner will start a case if you don't move by the deadline.

What is a Notice to Quit?

The landlord/owner gives you a ten-day Notice to Quit when the landlord/owner thinks you do not have any right to stay in the apartment. You get this notice if you started living in the apartment without the landlord/owner's permission.

If you don't move out by the deadline in the notice, the landlord/owner can start a case against you.

I got a Notice to Cure, what is that?

If you live in a rent regulated apartment, or you rent or own a mobile home in a mobile home park, the landlord/owner is supposed to give you a *Notice to Cure* when the landlord/owner thinks you are not following the lease. For example, the notice may tell you to remove an illegal washing machine, or give up your pet, or stop making noise. The Notice to Cure gives you time to fix the problem.

Important! If you don't correct the problem by the deadline in the notice, the landlord/owner must give you *Notice of Termination* ending your lease before starting a case against you.

How does the landlord/owner start the case?

To start a holdover case, the landlord/owner must give you court papers called a *Notice of Petition and Petition*. The landlord/owner must give you the papers the right way (see page 6). The papers tell you the date, time and place (courtroom or *Part*) when you have to come to court.

If you get a Petition, you must come to court on the court date. When you come to court you should *Answer* the Petition.

An Answer lets you tell the court your side of the story. Your Answer says the legal reasons why the landlord/owner should not win the case. See page 4 for how to Answer.

What happens if I don't come to court?

If you don't come to court the landlord/owner can ask the Judge for a *judgment on default* against you. If the landlord/owner gets a judgment against you then you can be evicted.

See page 15 on going back to court to ask the Judge to do something on your case.

What if I can't come to court on the date I was given?

You can ask the landlord/owner to agree to a new date. If the landlord/owner agrees, get this in writing and bring it to the Court Clerk before your original court date. Or, some courts may allow you to do this over the phone. Call the court. You can also send someone to court on your court date to tell the Judge why you can't be there.

You must have a good reason why you can't come to court.

Warning! If you don't go to court and send someone in your place, the Judge may not agree to give you a new date and you may lose the case.

Should I pay the rent?

If you try to pay, the landlord/owner may not accept the money. But, if the landlord/owner takes your money after the deadline in the Notice of Termination or a Notice to Quit and before the case is started, this can be a defense. Tell the court. The landlord/owner may have to start all over again.

Once the case has started, the landlord/owner can take your money. This is called *use and occupation* instead of rent. A Judge can order you to pay use and occupation while the case is going on. The use and occupation can be more than the rent you pay.

Is the court going to give me a lawyer?

No. There is no right to a free lawyer in landlord-tenant cases.

Do I have to have a lawyer?

It is always better to have a lawyer, but you do not have to have one. Voluntary associations and corporations must have a lawyer for cases in the District or City courts, but not in a Town or Village court.

When the landlord/owner starts a case against you he or she is the *petitioner*. You are the *respondent*.

How do I Answer a holdover Petition?

There are two ways to answer the Petition:

- when you go to court tell the Clerk or Judge your Answer (oral Answer),*
or
- give or mail a copy of a written Answer to the landlord/owner and give the Clerk or Judge the Answer.

* If you tell the Court your Answer check to see that the Court wrote down everything you said. The Clerk of Judge must do this under the law.

When do I Answer the Petition?

You can Answer when you go to court unless the Notice of Petition says you have to answer at least three days before your court date.

What do I say in the Answer?

An Answer lets you tell the court your side of the story. Your Answer says the legal reasons that you should not have to move. The legal reasons are called *defenses*. You will have to prove your defenses in court.

Your defenses depend on the facts of your case. Here are some examples:

- You didn't do what the landlord/owner said you did, or it is not as bad as the landlord/owner said, or you fixed the problem when you got a Notice to Cure.
- The Notice to Cure or the Notice of Termination do not contain enough details for you to understand what the landlord/owner is claiming.

Important! If you do not tell the Clerk about a defense in your Answer you might not be able to talk about it later in your case.

The landlord didn't say anything or give me anything before starting the case, is that a defense?

Maybe. The landlord/owner may have to give you notice before starting the case. See pages 1-2.

What should I say if I am in the military or dependent on someone in the military?

Tell the Clerk or Judge. In some cases you may be allowed to delay the case for 90 days, if you or someone you depend on is on active duty.

Does the landlord/owner have to give me court papers in a special way?

Yes. The Notice of Petition and Petition must be given to you the right way. This is called *service* of papers. If the landlord/owner does not serve you the right way this is a defense. Tell the court. The Judge may make the landlord/owner start all over again.

See page 6 to learn how the landlord/owner is supposed to give you the Notice of Petition and Petition.

What if I live in a rent regulated apartment?

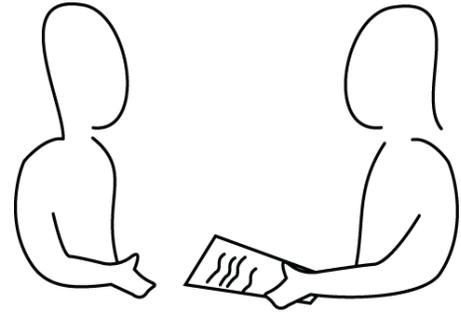
If your apartment is rent stabilized or rent controlled you may have other defenses. For example, the landlord/owner may have to give you a renewal lease, or may not have given you a Notice to Cure. Call DHCR for more information.

Can I make a claim against the landlord/owner?

Yes! You may add "*counterclaims*," to your Answer. A counterclaim is a claim that you may have against the landlord/owner. In a counterclaim you are asking the landlord/owner to pay you money. The counterclaim must be about things that have to do with your home. For example, money for repairs you made can be a counterclaim.

How is the landlord/owner supposed to give me the papers to start the case?

The Notice of Petition and Petition must be given to you the right way. This is called *service*. The person who served the papers must swear how they were given to you in an *Affidavit of Service*.



The landlord/owner handed the papers to me, is that ok?

No, the landlord/owner can't serve the papers. Someone who is 18 or older - **not** the landlord/owner - can hand the Notice of Petition and Petition to you. This is called *personal delivery*.

The papers were given to someone else to give to me, is that ok?

Maybe. The Notice of Petition and Petition can be given to someone who lives or works in your home, this is called *substituted delivery*. Papers left with a neighbor or doorman are not served the right way.

The person the papers are left with must be responsible and likely to give you the papers. This person does not have to be an adult but it should not be a small child. Papers also must be mailed to you within one day after the papers are left.

The papers were left on my door, is that ok?

Maybe. The Notice of Petition and Petition can be left on or under your door as long as the landlord/owner has first made two attempts to find you at home. Papers also must be mailed to you by regular and certified mail. This is called *conspicuous place delivery* or *nail and mail*.

I only got the papers by mail, is that ok?

Probably not. Before copies of the papers are mailed to you by both regular and certified mail, someone must go to your home and leave a copy of the papers:

- with someone who lives or works in your home, or
- on or under your door.

I didn't get any papers by mail, is that ok?

Maybe. If the papers were handed to you in person, a copy of the papers doesn't have to be mailed. If the papers were left for you, copies of the papers have to be mailed by regular and certified mail within one day after the papers are left.

I got papers, but the other people named on the papers didn't, is that ok?

No. Every person named in the case must get his or her own Notice of Petition and Petition. If the landlord/owner doesn't know someone's name, the person may be listed on the papers as "John" or "Jane Doe."

What do I do if I was not served the right way?

It is a defense if you were not served the right way. You must tell the Court Clerk or the Judge when you answer or you may not be able to say this later. The Judge may hold a hearing to decide if the papers were served the right way. You can ask the Clerk for a copy of the Affidavit of Service to see how the landlord/owner's server says the Notice of Petition and Petition were given to you.

If you win the hearing, the case will be dismissed. But the landlord/owner may start the case over again by giving you a new Notice of Petition and Petition.

What do I do if I get a certified mail pick-up slip from the Post Office?

If you get a notice from the Post Office that there is registered or certified mail for you, go pick it up. The court considers the papers served whether you picked them up or not, as long as the rest of the rules were followed.

How do I get ready for court?

Get all your court papers together. Gather any materials you have to prove your case. This may include witnesses or papers, such as:

- copy of the lease and lease renewals
- letters you wrote or received about the apartment,
- photos, mark each photo with the date it was taken and what is pictured,
- record of dates and conversations you had with the landlord/owner,

Bring the original papers to the court.

What can I do if a witness refuses to come to court or I can't get documents I need?

If a witness refuses to come to court or you are having trouble getting documents you need, you can *subpoena* them. Go to court and tell the Clerk you need a subpoena issued. A subpoena must be served at least 48 hours before the trial date.

What do I do when I go to court?

What time should I get to court?

Get to court early. Plan to arrive 45 minutes before your court time. You may have to go through a security line. Remember you may be in court for several hours.

Can I bring my children with me?

Yes, but it is better to find someone to watch them during your court appearance.

How should I dress for court?

Court is a formal place and you should dress respectfully. Do not wear t-shirts with curses, belly shirts, sunglasses, or torn clothing. You will be asked to take your hat off. You do not have to buy new clothing for court.

What if I don't speak English well?

In the District and City courts, tell the Clerk when you go to court that you need an interpreter. The Clerk will assign an "official" interpreter for free. In the Town and Village courts, you may have to bring someone with you who speaks English.

What happens on my first court date?

Go see the Clerk seated at the front of the courtroom and let him or her know you are there. Tell or give your Answer to the Clerk or Judge. Then take a seat and wait for the Clerk to call all the cases. This is called the *calendar call*. Listen for your name. The Judge may ask you and the landlord/owner or the landlord/owner's attorney some questions and may try to settle the case. If you do not settle and both sides are ready,

the Judge may hold a trial. In some courts, the Judge will hold the trial right away. In other courts, the Judge will schedule the trial for another day.

Should I speak to the landlord/owner or the attorney by myself?

The landlord/owner or the landlord/owner's attorney may call out your name to talk to you alone. You can talk to the landlord/owner or the attorney to try to settle the case, but you do not have to. You can tell the attorney that you want to wait until the case is called.

What should I do if I need more time to get ready for my trial?

If you need time to get an attorney or have all your witnesses or documents ready, this is called an *adjournment*. This means you are asking to come back on a later date.

What can happen when the court calls my case?

That depends on why you are in the courtroom:

- Your case can be settled. See page 10 about settlements.
- If your case can't be settled, the case will be tried. See page 12 about trials.
- If you are there because you or the landlord/owner served papers asking the Judge to do something on your case by an *Order to Show Cause*, you will see the Judge. The Judge will listen to you and the landlord/owner and make a decision.

People who don't have a lawyer are called "*Pro Se*" or "Self-Represented" or "Unrepresented" litigants.

Can the landlord/owner and I agree to settle the case?

You and the landlord/owner can settle your case with or without the help of the court.

What should I do if the landlord/owner and I agree to settle the case before the court date?

If you and the landlord/owner make an agreement, you should:

- Put everything you agreed to in writing.
- Both you and the landlord/owner must sign the agreement.
- Make a copy for your records.
- Go to court to give the Clerk or Judge what you and the landlord/owner agreed to.

How do the landlord/owner and I settle the case in court?

If you want to try to settle the case, find the landlord/owner or the landlord/owner's attorney. If you and the landlord/owner make an agreement it is best to write it down in a *Stipulation of Settlement*. When settling the case:

- Only agree to what you think is fair.
- Be sure you can do what you promise by the dates you promise.
- Make sure the agreement takes care of all your defenses.
- Ask the Judge to explain any legal terms.
- Do not sign anything unless you have read and understand it. If something is not clear, you can ask the Judge questions.

What should the Stipulation say if the landlord/owner agreed to reduce the rent I owe?

If the landlord/owner agrees to reduce or *waive* some of the rent you owe because you have agreed to move, the Stipulation should say the amount of money waived and the time period covered.

What should the Stipulation say if I have agreed to correct any issues or move out?

The stipulation should give you enough time to correct any issues which you have agreed to take care of. For example, if the Stipulation says that the tenant is going to move, it is important that the Stipulation gives the tenant enough time to find a place to live.

What if the landlord/owner doesn't do what is supposed to be done in the Stipulation? What if I need more time to do what I am supposed to do?

If you **or** the landlord/owner do not do what you agreed to in the Stipulation of Settlement, or you need more time to do what you agreed, you can go back to court. This is called an *Order to Show Cause*. See page 15 on how to go back to court to ask the Judge to do something on your case.

Must the Stipulation give the landlord/owner a money judgment for the landlord/owner?

No. You can agree to settle the case without a judgment. If the Stipulation has a judgment, and you do not do what you promised to do, the landlord/owner can evict you without coming back to court. The landlord/owner may not agree to a settlement without a judgment.

What if I don't want to settle the case?

If you don't want to settle the case you do not have to. Nobody can force you to settle the case. If the case is not settled there will be a trial.

Can the landlord/owner and I make an agreement that changes the Judge's decision?

Yes, but put it in writing, keep a copy for your records and give a copy to the court.

A money judgment gives the landlord/owner the right to collect money from you.

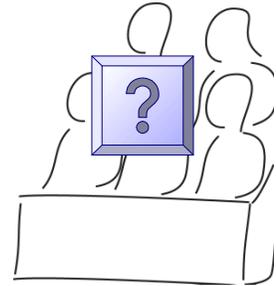
A judgment for possession gives the landlord/owner the right to evict you.

What happens at a trial?

At a trial, the landlord/owner tries to prove his or her case and the tenant tries to prove his or her defenses or counterclaims. Both sides testify and show their proof to the Judge.

Who decides cases my case?

Cases are usually decided by Judges without a jury. You or the landlord/owner can ask for a jury trial if your lease allows it or you have no lease. Most leases do not allow jury trials. You must file a *jury demand* and pay the jury fee when you answer. In the District or City courts it costs \$70.00 if you ask for a jury trial. In the Town or Village it costs \$10.00.



You can ask the Judge to file a late jury demand, but the Judge may say no.

How do I act during the trial?

During the trial:

- be yourself and just say what happened,
- give complete answers to the question,
- don't argue with the landlord/owner or the landlord/owner's attorney or the Judge.

What happens during the trial?

The landlord/owner tries to prove his or her case first. This is called *testifying*. You will also have a turn to testify and ask each witness questions. The Judge may also ask questions. Everyone who testifies must swear to tell the truth.

You and the landlord/owner can *object* to questions, answers or documents.

How do I object?

You can *object* if you think there is a reason why the testimony or the document should not be allowed by the Judge, not just because you disagree with it. You can object if:

- the witness is only repeating what someone else told him or her (this is called *hearsay*),
- you think that the testimony or document has nothing to do with the case (this is called *irrelevant*),
- a document is not certified or an original document has been changed.

If you have an objection you must interrupt the trial and say, **objection**. The landlord/owner can also object. The Judge will decide whether to agree with the objection, *sustain*, or disagree with the objection, *overrule*, before going on with the trial.

What happens at the end of the trial?

When you and the landlord/owner are finished explaining your sides of the case, the Judge will make a decision. If the landlord/owner wins, he or she will get a *judgment* from the court for possession and for any money that is owed. The Judge issues a warrant for your eviction. If you win, the case will be dismissed. You may find out the Judge's decision right away or you may get it in the mail later on.

What happens if the Judge holds a trial and I lose and the landlord/owner gets a judgment against me?

The Judge will order you to move, but may give you some time to find a new place to live. The Judge can't give you more than four months.

What if I need more time to find a place to live?

You must come to court and ask the Judge for more time. See 15 on how to go back to court to ask the Judge to do something on your case. Save all ads for apartments that you tried to get, with dates and notes like "already taken," "too small" or "bad neighborhood" to prove to the Judge that you really tried to find another apartment. You can also tell the Judge reasons you were unable to look, like you were sick or you had a death in your family.

What happens if I don't pay the amount owed in the money judgment?

A money judgment can be collected against you for 20 years, even if you moved out or were evicted.

If I pay the landlord/owner all the money can I stay?

No. You can still be evicted even if you pay all the money.

What if I think the Judge was wrong?

If you lose and think the Judge made a mistake, you can *appeal*. An appeal asks a higher court to decide if the Judge was wrong. You can only appeal a Judge's order or judgment. An appeal is expensive and must be made quickly.

What is an eviction?

In an eviction, a law enforcement officer, like a Marshal, Sheriff, or Constable, comes to your home, changes the locks, or removes your things, and makes you and your family leave.



What is a 72-Hour Notice of Eviction?

A 72-Hour Notice of Eviction is a paper given to you by a Marshal, Sheriff or Constable after the landlord/owner wins the court case. This can happen even if you missed your court date. The 72-Hour Notice of Eviction tells you that you will be evicted from your home in a few days.

Do I get more time to move if I own a mobile home and I rent space in a mobile home park from a mobile home park owner or operator?

Yes. The Marshall, Sheriff or Constable must give a tenant who owns his or her mobile home a 90 day Notice of Eviction unless the Judge ordered something different because of a dangerous situation.

If I got a 72-Hour Notice of Eviction when will I be forced to leave?

Very soon. Call the number on the 72-Hour Notice of Eviction and ask if the eviction has been scheduled and when it is going to happen. Immediately go to court to ask the Judge to stop the eviction.

Can the landlord/owner change my locks and evict me?

If you have lived in your home for more than 30 days, only a Marshal, Sheriff or Constable can evict you **and** only after the landlord/owner has taken you to court and won a judgment against you.

How can I stop an eviction?

You will need to fill out an *Order to Show Cause* and bring it to the courthouse immediately. If a Judge signs the Order to Show Cause with a *stay* of the eviction, this will stop the eviction after you deliver the Order to Show Cause to the landlord/owner, at least until you can come back to court and tell a Judge what happened. See page 15 on how to go back to court to ask the Judge to do something on your case.

Important! It may be hard to stop the eviction if the landlord/owner has a judgment against you after trial or you did not keep the promises you made in a Stipulation of Settlement.

A Notice of Eviction is different from the Notice of Petition and Petition, the papers that start a court case against you.

What do I do if I need to go back to court to ask the Judge to do something on the case?

An *Order to Show Cause* is a way to ask the Judge to do something on the case. It can be used:

- to ask the court to stop an eviction,
- to make a landlord/owner do what he or she was ordered to do or agreed to do,
- to ask for more time to do what you were ordered to do or agreed to do,
- to bring your case back before the Judge for any other reason,
- to explain why you missed your court date or didn't Answer.



How do I make an Order To Show Cause?

You need to fill out a written *Affidavit* form and an *Order to Show Cause* form to give to the court. An *Affidavit* is your sworn statement that tells the Judge what you need. An *Order to Show Cause* (OSC) is given to the Judge to sign with the *Affidavit* and says when everyone should come to court. You may have to wait for some time for the Judge to review the papers.

Important! Tell the Clerk if you know that your eviction is already scheduled.

What do I write in the Affidavit if I missed my court date and the landlord/owner got a judgment on default?

If the landlord/owner has a judgment against you because you missed your court date you can use the court's free and easy DIY (Do-It-Yourself) Form program to make your *Affidavit* and OSC: <http://nycourthelp.gov/diy/tenantVacateDefault.html>. It will help you fill in the two things you need to prove in the *Affidavit*.

If you are being evicted because you did not come to court when you were supposed to, you must show two things in the *Affidavit*:

1. A good reason for not going to court when you were supposed to, for example, "I never received the court papers" or "I was sick," **and**,
2. A good defense against the landlord/owner's claim in the petition, such as "I don't make noise," or "I don't have a washing machine."

What do I write in the Affidavit if I got evicted and I never came to court?

If you never came to court and you were evicted already in addition to a good reason and good defense, you have to show the Judge *good cause* for putting you back in your home. This depends on the facts of your case. The Judge will want to know things

like, how much money you owe, if your home was re-rented to someone else, how long ago were you evicted, how long did you live there, or if you have any disabilities.

What do I write in the Affidavit if I need to ask for more time to do what I was ordered or agreed to?

If you need to ask for more time to do what you promised in the settlement agreement or were ordered by the Judge, you must give the court a good reason. For example, “I haven’t found someone to take my dog,” or “I haven’t found a new apartment.” The Judge **may not** be able to give you more time.

Come to court to make an OSC as soon as you know that you will not be able to do what you are supposed to do. You should not wait until the date passes.

What do I write in the Affidavit if the landlord/owner didn’t do what he or she was supposed to do?

If the landlord/owner did not do what he or she promised to do in a Stipulation of Settlement or was ordered to do by the Judge, your Affidavit must explain what happened. For example, “The landlord didn’t make repairs to the kitchen.”

When is the Court open?

Most District and City courts are open Monday to Friday from 9:00 am to 5:00 pm. Town and Village courts are only open a few hours each week. Some courts are closed between the hours of 1:00 pm to 2:00 pm. You must call the court before you go.

What happens if the Judge signs the OSC?

If the Judge signs the OSC you will have to *serve* the papers on the landlord/owner and maybe the Marshal, Sheriff or Constable. The OSC will say how you must deliver the papers. After you serve the papers you have to fill out an *Affidavit of Service* and sign it in front of a notary. An Affidavit of Service is a sworn statement that says how the court papers were delivered. You don’t need to fill out an Affidavit of Service if the person you serve signs and dates a copy of the OSC *acknowledging* that he or she received the papers.

You will have to come back to court on the date on the OSC to see the Judge. Bring your proof and the Affidavit of Service or the acknowledgment with you when you go back to court. The Judge will listen to you and the landlord/owner and make a decision.

Can I make more than one OSC?

Yes. But you have to tell the Judge that you made an OSC before, why you made it, and what happened.

Where can I go for help and information?

Where can I find a lawyer?

The New York State Bar Association has a Lawyer Referral Service: 1-800 342-3661: This service gives you a contact information for a lawyer who will charge a \$35.00 consultation fee for the first half-hour. If you hire the lawyer after this consultation, you and the lawyer will work out the cost.

LawHelp also has phone numbers for free legal services offices all over New York: www.lawhelp.org/ny.

Where do I get landlord-tenant information about the court on the internet?

The Unified Court System has a website called CourtHelp with more information: www.nycourthelp.gov.

The City, Town and Village Courts have a website at: <http://www.courts.state.ny.us/courts/townandvillage/index.shtml>.

Can I call the Court?

Yes. City Court phone numbers are listed at: <http://www.courts.state.ny.us/courts/trial-citycourts.shtml>

For Suffolk County District Courts, call: (631) 853-7500.
For Nassau County District Court, call: (516) 572-2355

How can I get more information on my rights as a tenant?

The New York State Attorney General publishes a tenants' rights guide at: http://www.oag.state.ny.us/bureaus/real_estate_finance/pdfs/tenants_rights_guide.pdf

LawHelp also has a large amount of legal information: English: www.lawhelp.org/ny, Spanish: www.ayudaLegalNY.org.

Where can I go to get financial help?

- To apply for temporary assistance: 1-800-342-3009, or go to your local office of the Department of Social Services ("DSS"). Locations can be found at: <http://otda.ny.gov/workingfamilies/dss.asp>.
- For other assistance: Call 2-1-1 for help with food, housing, employment, health care, counseling and more, or visit: <http://www.211.org/>.

Where can I find help to organize the tenants in my building?

New York State Tenants and Neighbors Information Service: (212) 608-4320.

Where do I go if the landlord/owner is discriminating against me?

If the landlord/owner is discriminating against you due to your age, race, gender, sexual orientation or any other grounds, call the New York State Division of Human Rights at (718) 741-8400.

Where can I find information about rent control or rent stabilization?

Call the New York State Division of Housing and Community Renewal at (718) 739-6400.

Where can I get help solving my problem without going to court?

You can find the location of a community dispute resolution center near you in the phonebook or at: <http://www.nycourts.gov/ip/adr/ProgramList.shtml>.

Where can I find information if I am in the military or dependent on someone in the military?

You can find help on the Stateside Legal website at: <http://statesidelegal.org/>. The website offers information about the protections for military personnel under the Servicemembers Civil Relief Act (SCRA), as well as free programs that will help you make your landlord-tenant forms.

How do I make a complaint about the way an attorney, Judge or court employee acted?

If you were not treated fairly and with respect, you can file a complaint. You can find out the right place to contact on the court system's website at: <http://www.nycourts.gov/howdoi/fileacomplaint.shtml>.



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