



Petition for Judgment Directing Repairs
[Real Property Actions and Proceedings Law Article 7-D]

_____ Court
County of _____

Petitioner (tenants applying for a judgment directing repairs)
-against-

Respondent (landlord, owner, and/or anyone legally responsible
for maintaining the property)

Index Number:

Filing Requirements

- You must be a tenant living at the rental property for at least 30 days in a row.
- You must have a lease or other type of agreement to live there.

I/We state under the penalties of perjury (intentionally making a false statement), which may include a fine or imprisonment, that the following is true:

- I am a tenant living at the rental property listed below.
- I have lived there for at least 30 consecutive days.
- I have a lease or other type of agreement to live there.

Residential Property Information

Property Address: _____

Property Type: single-family (1 unit) multi-family (2-4 units) apartment building (more than 4 units)

Tenant (Petitioner/Applicant) Information

One or more tenants living in the rental property can make the application for repairs.

NOTE: If more space is needed, use Petitioner Information Addendum [UCS-LT12D].

1.	Tenant Name:	Mailing Address:	Phone (optional):	Move-in Date: ____/____/____
	Is there a related case, including an eviction, pending against you? <input type="checkbox"/> Yes <input type="checkbox"/> No			
	If yes, please give: Index Number _____		Next Court Date ____/____/____	
2.	Tenant Name:	Mailing Address:	Phone (optional):	Move-in Date: ____/____/____
	Is there a related case, including an eviction, pending against you? <input type="checkbox"/> Yes <input type="checkbox"/> No			
	If yes, please give: Index Number _____		Next Court Date ____/____/____	
3.	Tenant Name:	Mailing Address:	Phone (optional):	Move-in Date: ____/____/____
	Is there a related case, including an eviction, pending against you? <input type="checkbox"/> Yes <input type="checkbox"/> No			
	If yes, please give: Index Number _____		Next Court Date ____/____/____	
4.	Tenant Name:	Mailing Address:	Phone (optional):	Move-in Date: ____/____/____
	Is there a related case, including an eviction, pending against you? <input type="checkbox"/> Yes <input type="checkbox"/> No			
	If yes, please give: Index Number _____		Next Court Date ____/____/____	

Respondent Information**Who can you sue (name as a respondent) to make repairs?**

- A respondent can be a natural person, business, or organization.
- You can name more than one respondent in this application. For each additional respondent, complete a Respondent Information Addendum [UCS-LT12E].
- Anyone who is legally responsible for maintaining the living conditions of the above property can be a respondent. That includes but is not limited to:
 - Owner or part owner of the property, usually the landlord
 - Mortgagee – holder of the mortgage loan for the property, usually a bank
 - Vendee in possession – someone who bought the property on credit and is currently in control of the property
 - Assignee of rents – someone who has been given the right to collect rent on the property, could be a property manager or another designated person
 - Receiver – a person appointed by a court to take control of the property temporarily
 - **Exception:** In this type of proceeding, you cannot sue a receiver appointed under [Multiple Dwelling Law Section 309](#) where the property is deemed a public nuisance or poses a significant risk to the health, safety, or welfare of its occupants.
 - Executor – someone named in a deceased property owner's will to carry out their wishes regarding the property
 - Trustee – someone responsible for managing the property for the benefit of another
 - Lessee – someone who is renting or leasing the property from the property owner
 - Agent – someone who is authorized to act on behalf of the property owner

The respondents in this case are:

For each additional respondent, complete a Respondent Information Addendum [UCS-LT12E]

Respondent #1

Name: _____

Address: _____

Address Type (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Personal Address | <input type="checkbox"/> Billing address for local property tax |
| <input type="checkbox"/> Business Address | <input type="checkbox"/> Address on rental registry |

Role (check all that apply):

- Owner or part owner of the property
- Person or organization listed on state or local residential registration statement
- Public housing authority or government agency that owns/manages the property
- Other person or entity directly or indirectly in control of the property:
 - Mortgagee (lender)
 - Vendee in possession
 - Assignee of rents
 - Receiver (attach court order appointing receiver if one is available)
 - Executor
 - Trustee
 - Lessee
 - Agent of the property owner
 - Other (describe why you believe they are responsible):

Facts of the Case

1. What is your monthly rent? \$ _____
2. Describe the conditions that are dangerous, hazardous, or harmful to your life, health, or safety. These conditions cannot be caused by your wrongdoing or the wrongdoing of any person you allowed on the property [see [Real Property Law Section 235-b](#)]. You may also include any other conditions that violate state or local housing codes or standards.

I am asking the court to (check all that apply):

- Order the respondents to repair the above stated conditions
- Order the respondents to reduce future rent to \$_____ per month until the requested repairs are made
- Award the petitioners \$_____ due to the difference between the rent paid and the actual rental value of the property based upon its current condition
- Other (specify)

The court may grant any other relief that is just and proper.

VERIFICATION

If more than one petitioner (tenant) is making this application, each petitioner must sign a verification in front of a notary public (see next page for Additional Verification form).

STATE OF NEW YORK

COUNTY OF _____

_____, being duly sworn, states the following:

1. I am the petitioner in this case.
2. I have read my application for a judgment directing repairs under Real Property Actions and Proceedings Law Article 7-D, and I know what it says.
3. The information in my application is true, accurate, and complete to the best of my knowledge and belief.

Signature of Petitioner

Sworn to before me this _____
day of _____, 20_____.

Notary Public

If more than one petitioner (tenant) is making this application, each petitioner must sign a verification in front of a notary public. Make as many copies of this page as needed.

ADDITIONAL VERIFICATION

STATE OF NEW YORK, COUNTY OF _____

_____, being duly sworn, states the following:

1. I am the petitioner in this case.
2. I have read my application for a judgment directing repairs under Real Property Actions and Proceedings Law Article 7-D, and I know what it says.
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Notary Public

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Notary Public