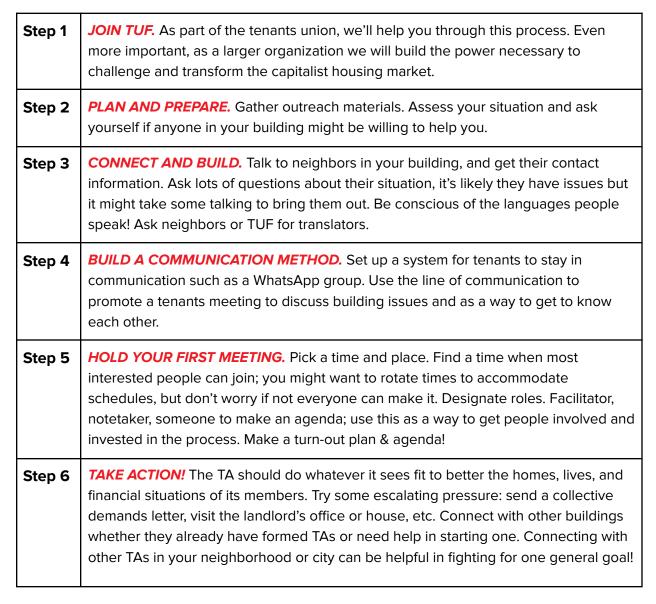
TENANT UNION FLATBUSH

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HOW TO ORGANIZE YOUR TENANTS ASSOCIATION

Why Organize?

- ★ Get to know your neighbors
- ★ Build community and create communal spaces
- ★ Mutual aid
- ★ Collective bargaining for repairs, and fighting rent hikes
- ★ Be part of a larger movement of tenants building community power
- ★ Emergency preparedness & Safety
- ★ Fight gentrification and influence neighborhood/community development



Tenant Union Flatbush (TUF) is an autonomous tenants union for renters of the wider Flatbush area. TUF is a tenant-led movement committed to fighting against high rents, evictions, disrepair & harassment.

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What Are My Rights in My Rent Stabilized Apartment?

If your apartment is rent stabilized, you have certain protections and rights in regard to your unit. Residential units occupied as primary residences in buildings with six or more units that were built prior to January 1, 1974 are or likely have been subject to rent stabilization.

Lease Renewals. Rent stabilized tenants are entitled to lease renewals for one or two-year terms. Your landlord must provide a renewal lease 90-150 days prior to the current lease's expiration. Even if your landlord fails to provide a renewal lease, you remain a rent stabilized tenant.

Rent Increases. Rent increases upon a lease renewal or an apartment vacancy are regulated and set by the Rent Guidelines Board. Rent can also be increased for improvements, renovations, or in cases of owner hardship with approval from New York State Homes and Community Renewal (HCR). Landlords must register and report the legal rent for rent stabilized units. Tenants with preferential rents as of June 14, 2019 are entitled to a preferential rent for the duration of their tenancy, regardless of what the "preferential rent rider" says. To obtain a copy of the rent history for your apartment, text "rent history" to 646-783-0627 or request it online at https://portal.hcr.ny.gov/app/ask.

Eviction Protection. Rent stabilized tenants can only be evicted for non-payment of rent or in certain other limited circumstances, such as breaching the terms of a lease or nuisance.

Rent Overcharges. If HCR finds that your landlord has charged you more than the legal rent, it may order the owner of the apartment to refund any excess rent collected for six years prior to your complaint. If it finds the landlord did this willfully, the owner may have to pay triple damages.

Rent Reduction for Decreases in Services. HCR may order a rent reduction if the owner of the apartment fails to provide required services or fails to make necessary repairs.

Right to Succeed. If the tenant of record vacates the apartment, and you are an immediate family member or have a close family relationship, and if you lived with the tenant of record for at least two years prior to when he or she vacated the premises (or one year if you have a disability or are over the age of 62), you may be entitled to succeed to (inherit) the apartment.

Harassment. The law prohibits harassment of rent regulated tenants. Owners found guilty of harassment may be subject to fines and civil and/or criminal penalties.

For more detailed information or to file a complaint against your landlord, call HCR at (718) 739-6400, visit https://rent.hcr.ny.gov/RentConnect/Tenant/Overview or https://hcr.ny.gov/division-housing-and-community-renewal, or send an email to rentinfo@nyshcr.org.

Legal Disclaimer: The information contained on this flyer does not constitute legal advice and must not be used as a substitute for the advice of a lawyer qualified to give advice on legal issues pertaining to housing.