

KNOW YOUR TENANT RIGHTS

New Protections for Tenants

A historic housing justice victory in 2019 dramatically increased protections for you as a renter.

Exercise your rights and join the movement demanding housing justice for all.

Preferential rents are now permanent:

For lease renewals after June 17, 2019, the rent in your renewal must be your preferential rent plus the applicable increase approved by the Rent Guideline Board. Your preferential rent lasts as long as you or anyone who “succeeds” to your tenancy live in your apartment.

Fight rent overcharges:

The landlord can only increase your rent for certain improvements made to your apartment, the whole building, or by an amount set every year by the City. If your landlord raises your rent and it is not for those reasons then you may have a rent overcharge claim.

Apartments are rent stabilized forever:

Now, your landlord can never take away the protections of rent stabilization.

Rent increases for IAI and MCIs are limited:

The new rent laws limit the amount and how often landlords can increase the rent for an IAI or MCI. Landlords must repair all class B and C violations before increasing the rent for an IAI and MCI.

Landlords cannot retaliate:

Landlords cannot evict you out of retaliation. Your landlord is retaliating against you if within one year of asking for repairs to your apartment they raise the rent significantly or refuse to renew your lease. You can claim retaliation as a defense in court and the court can make the landlord renew your lease.

If your landlord is trying to destabilize your apartment or if your rent history has suspicious jumps or periods with no registration contact Legal Services NYC at 917-661-4500, or make a complaint to DHCR at 718-739-6400.