

# KNOW YOUR TENANT RIGHTS

## Apartments are Rent Stabilized Forever

Lower rent; Get a refund

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### As a rent-stabilized tenant, you have extra tenant protections, including:

- limits on rent increases
- a right to a renewal lease
- protections from some forms of evictions
- family members living with you may be entitled to take over your tenancy

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### Your rent-stabilized apartment can never be destabilized:

2019 rent laws ensure that your landlord can never take away your protections by taking your apartment out of stabilization.

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### You may be rent-stabilized even if your landlord, lease or rent history says otherwise.

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### Found out if you're rent-stabilized:

#### Step 1: Get your "rent history"

- Go to the NYS Division of Housing & Community Renewal (DHCR) website here to get a copy mailed to you: <https://portal.hcr.ny.gov/app/ask>
- Or to get an immediate copy, just go to a DHCR office with a photo id and proof of your tenancy

#### Step 2: Review your rent history

You might be able challenge the deregulation and even get a refund.

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### Signs of unlawful deregulation:

- unexplained or unjustified rent increases
  - periods with no registration
  - preferential rents
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*If your landlord is trying to destabilize your apartment or if your rent history is suspicious contact Legal Services NYC at 917-661-4500.*