



Housing Practice

Legal Services NYC is at the forefront of the fight to prevent evictions, preserve safe and affordable housing, and ensure that tenants and their families stay in their homes. Through our **Right to Counsel (RTC)** and **Tenant Rights Coalition (TRC)** programs, our dedicated housing teams engage in zealous tenant representation, using every tool at our disposal to help tenants avoid eviction. We work **side-by-side with tenants and organizers** to defend, enforce and expand tenants' rights, including by building tenant power, suing landlords and fighting harassment. Through a **multifaceted docket of defensive and affirmative litigation**; representation in administrative proceedings; and outreach and know-your-rights events, housing advocates at LSNYC work to strengthen tenants' rights across New York City.

WHAT WE DO:

- **Defend tenants in eviction proceedings** in housing court through the Right to Counsel program, which provides low-income New Yorkers legal representation they would not otherwise be able to afford
- **Represent tenants in administrative hearings** and handle appeals at all levels
- **Secure and preserve housing subsidies and public benefits** for clients, including voucher programs like CityFHEPS and Section 8
- **File and litigate affirmative cases on behalf of tenants** against landlords to get repairs, stop harassment, and fight illegal rent increases
- **Work with tenant associations and community-based organizations** to help build tenant power as a tool against displacement
- **Lead know-your-rights trainings** for other advocates, tenants, and community groups

OUR IMPACT IN 2023

- **Handled 26,790 housing cases, helping 58,570 New Yorkers** avoid eviction, get repairs, and keep their homes
- **Saved New York City over \$269,414,000 in shelter costs** through eviction prevention efforts
- **Secured more than \$12,519,500 for our clients** through one-shot deals, overcharge damages, abatements and other types of rental assistance
- **Held 53 Know-Your-Rights trainings** for community members

OUR WORK

Keeping Families in their Homes

In Harlem, a single mother and her disabled minor child were at risk of losing their rent-stabilized apartment. Our advocates got to work helping her pay the rent she owed, as well as providing a pathway to paying her future rent. In addition to securing money to clear her arrears, advocates helped obtain a CityFHEPS housing subsidy, SNAP/Food Stamps, and \$725 in monthly Social Security payments for her disabled minor, helping the family remain housed and on a path towards further stability.

Holding Landlords Accountable

When private equity firm Emerald Equity purchased 1230 Woodycrest in the Bronx, tenants noticed a decline in the building's maintenance. Unwilling to have their home turned into an neglected investment vehicle and facing numerous issues including mice, leaks, mold, and broken plumbing, tenants at 1230 Woodycrest decided to fight back. LSNYC's Bronx office won a \$400,000 rent abatement and an order to make repairs.

Raising New & Innovative Defenses

LSNYC helped Beverly, a tenant in a Flatbush-based apartment, use an underutilized defense, the Rent Impairing Violations (RIV) defense, to eliminate her rent arrears, and, together with her tenant association, force their landlord to make repairs. The RIV defense was possible thanks to a new revolving community defense fund, created by LSNYC in partnership with Urban Homesteading Assistance Board (UHAB), Flatbush Tenant Coalition (FTC), and tenant leaders from Crown Heights and Flatbush with assistance from Robin Hood. The fund empowers tenants to withhold rent over dangerous violations, including fire hazards or conditions that pose a serious threat to life, health, and safety.

CALL US FOR HELP

For free legal help fighting for repairs, harassment, illegal rent overcharges, and more, call us at 917-661-4500, Mon. through Fri., 9:30 a.m. to 4:00 p.m.

For tenants facing eviction, you must attend your housing court appearance to access representation through NYC's Right to Counsel program.

For more information, visit legalservicesnyc.org/housing.



Ralph Faison, client

"I really don't know what I would have done without Legal Services NYC. My landlord tried to evict me and other tenants in my building illegally, but when I found LSNYC, I knew we were in good hands. They got the court to dismiss the eviction and I am now able to stay in my apartment."



Abdiel Joseph, a veteran, client, and former LSNYC board member

"I cannot tell you what a huge relief it was to have Legal Services NYC there by my side. After a hard day at work, to come home and see a court notice on your door is extremely difficult. But Legal Services NYC was able to help me stay in my affordable apartment, which provided me relief, security, and peace of mind."

Scan to learn more



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SERVICES
NYC**

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