

TENANTS & NEIGHBORS

WHAT SHOULD I DO IF MY LANDLORD IS HARASSING ME?

What is Harassment?

Any action that your landlord takes to force you out of your apartment or make you give up your rights as a tenant is harassment.

Harassing actions include the following:

- Purposeful denial of repairs or services
- Yelling, name calling or issuing threats
- Physical intimidation or violence
- Taking you to court again and again without a good reason
- Entering your apartment without telling you in advance



Many landlords harass rent regulated tenants to force them out of their apartments so that they can raise the rent. It is illegal for your landlord to harass you for any reason, even if you are not in this country legally.

Remember: you are not alone! Stand up for your rights!

What should I do if I think I've been harassed by my landlord?

If your landlord physically harms you or threatens to do so, call the police immediately. Write down the date and time of the call, who you talked to and what the person said. If you are not comfortable calling the police, contact Tenants & Neighbors or a community group for assistance.

Document every incident in detail soon after it occurs, even if you are not sure that it counts as harassment. Write down what happened, when, and where.

Below are some options for dealing with harassment. You can choose to do more than one option at a time.

Option 1:

The state housing agency, the Division of Housing and Community Renewal (DHCR), will fine landlords up to \$5,000 and freeze your rent if your landlord is found guilty of harassment. DHCR's contact information is below. Keep in mind that this is a very slow process and that you will not be able to keep the fines that DHCR collects.

Option 2:

You can also bring a Housing Part action against your landlord in housing court. If your landlord is found guilty of harassment he or she could be fined up to \$5,000 by the city. Each borough has its own housing court. See below for more information on where to go. Note that you will not be able to keep the fines that the court collects.

Option 3:

Organize a tenant association. Start by getting your neighbors together in someone's living room or in the building lobby to discuss the problems and ask Tenants & Neighbors for assistance. Going to DHCR or housing court as a group is more powerful than going alone. Keep in mind that tenants have the legal right to meet in the public areas of the building.

Won't my landlord harass me more if he or she finds out I complained?

The landlord shouldn't. If he or she does continue to harass you, the landlord will be more likely to be found guilty, be charged fines and denied rent increases by the DHCR. More serious consequences can result in very bad cases.

**Contact DHCR
(Division of Housing and Community Renewal)**

Main helpline: 1-866-ASK-DHCR

All rent information: 718-739-6400 / RentInfo@nysdhcr.gov / www.dhcr.state.ny.us

All rent and harassment information: 718-739-6400 / RentInfo@nysdhcr.gov / www.dhcr.state.ny.us

Housing Court

Bronx Office: 1118 Grand Concourse, Bronx, NY 10456 / (646) 386-5500

Brooklyn Office: 141 Livingston Street, Brooklyn, NY 11201 / (646) 386-5700

Upper Manhattan Office: 170 East 121st Street, New York, NY 10035 / (646) 386-5750

Lower Manhattan Office: 111 Centre Street, New York, NY 10013 / (646) 386-5700

Queens Office: 89-17 Sutphin Boulevard, Jamaica, New York 11435 / (646) 386-5700

The Legal Aid Society

Bronx: 718-681-8712 **Brooklyn:** 718-991-4758 **Manhattan:** 212-766-2450

Queens: 718-739-6272 **Staten Island:** 718-273-6677

Please note that The Legal Aid Society represents tenants who are income eligible for their services.

Take Action! Organize for Affordable Housing!

Tenants across the state are fighting for their rights. Contact Tenants & Neighbors to learn how to get involved.

To find out who your elected officials are, go to
<http://nymap.elections.state.ny.us/nysboe/> or www.tandn.org.

For more information, contact Tenants & Neighbors!

www.tandn.org

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