

RENTERS (TENANTS) HAVE RIGHTS AND RESPONSIBILITIES UNDER NEW YORK STATE LAW. HERE ARE SOME KEY THINGS TO KNOW.

IMPORTANT

Your landlord must ask a judge to remove you from your apartment and only a Sheriff or Marshall may remove you from the property. If your landlord tries to put you out without taking you to court, they are breaking the law. Contact free legal help (see “Resources” below) if this happens.

Your landlord has to make sure your apartment is free of health and safety issues. Tell your landlord right away if there is a problem and keep a record (copy, photograph, or dated notes) of your request. If you ask for repairs and your landlord refuses, contact your local building inspector. This is known as the “Warranty of Habitability” law.

Your landlord can’t retaliate against you for asking that repairs be made or for contacting a building inspector. This protection lasts for one year. Resources listed below can give you more information.

Your landlord is required to write a receipt every time you pay rent (unless you use a check). Save these receipts (or check copies) somewhere safe so you can always prove that you paid rent.

Your landlord is required to give one full month’s notice to end or change a Month-to-Month lease. Notice must be given before the first of the month, or when rent is normally due. For example, if the landlord wants you to leave by September 30, they must inform you on or before August 31. Depending on your lease, they may need to give you longer.

