



LENOX HILL NEIGHBORHOOD HOUSE  
SINCE 1894

## Landlord Harassment

Harassment is when a landlord causes a tenant to vacate an apartment he or she is lawfully entitled to live in, or to waive any related rights. Housing Maintenance Code Section 27-2004.

### The following might be considered landlord harassment:

- Failing to provide necessary repairs or utilities, such as heat or hot water.
- Locking a tenant out of his or her apartment illegally.
- Repeatedly taking a tenant to court without good legal reason.
- Threatening and intimidating behavior, such as late-night phone calls, threats of violence or ethnic or racial slurs.
- Deliberately causing construction-related problems, such as working after hours, blocking entrances, or failing to remove excessive dust or debris.
- Removing the door or lock to the apartment.
- **And, for people who live in rent stabilized or rent controlled apartments:** 1) refusing to offer a lease or lease renewal, 2) making a buy-out offer within six months of the tenant's rejection of a prior offer, contacting the tenant at work, or threatening or intimidating a tenant in regard to a buyout, or 3) overcharging for a rent-regulated apartment.

### What can you do if you believe your landlord is harassing you?

- 1) Call 311 to report dangerous conditions or lack of services. City agencies can enforce building and code compliance, conduct inspections, and issue violations.
- 2) File an HP action for harassment in Housing Court. If you live in Manhattan other than in zip codes 10035 and 10037, go to the Clerk's Office at 111 Centre Street, 2nd floor. If you live in zip code 10035 or 10037, go to the Harlem Community Justice Center at 170 E. 121st Street, 3rd floor.
- 3) If you live in a rent stabilized or rent controlled apartment, file a harassment complaint with New York State Homes and Community Renewal (HCR). Call 718-739-6400, or file at <http://www.nyshcr.org/Forms/Rent/ra60h.pdf>. The owner may be stopped from future harassment or ordered to pay a civil penalty (a fine) to the City.

**If you feel your physical safety is being threatened, call the police.**

**Legal Disclaimer:** The information contained on this flyer does not constitute legal advice and must not be used as a substitute for the advice of a lawyer qualified to give advice on legal issues pertaining to housing.