



LENOX HILL NEIGHBORHOOD HOUSE
SINCE 1894

Do You Need Repairs in Your Apartment?

Under the “Warranty of Habitability, owners must maintain rental apartments as habitable and correct hazardous conditions. If you need repairs in your apartment, you can take these steps to enforce your rights:

- 1. Put your complaint in writing to your landlord.** It is best is to send this by certified mail, return receipt requested, and to keep a copy.
- 2. File a complaint with the NYC Department of Housing, Preservation and Development (HPD) – call 311.** HPD will notify your landlord. Check the progress of your complaint online at www.nyc.gov/hpd or by calling 311. HPD may send an inspector to the building to verify complaints and/or determine other violations.
- 3. File a complaint with the New York State Division of Housing and Community Renewal (DHCR) and ask for a Rent Reduction Based on Decreased Services if you are Rent Controlled or Rent Stabilized tenant – call 718-739-6400.**
- 4. File an “HP Action” against your landlord in Housing Court.** This asks a Judge to require your landlord to make needed repairs. If you live in Manhattan other than in zip codes 10035 and 10037, go to the Housing Court Clerk’s Office at 111 Centre Street, 2nd floor. If you live in zip codes 10035 and 10037, go to the Harlem Community Justice Center at 170 E. 121st Street, 3rd floor.
- 5. Withhold rent, and raise “Breach of the Warranty of Habitability” as a defense to a landlord’s Nonpayment Petition.** This is **NOT** advisable unless you have consulted an attorney. Paying for the repair yourself and deducting the cost from your rent is permitted only in emergencies after first giving the landlord a chance to fix the problem. **Withholding rent may result in the filing of a Nonpayment case against you.**

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.