



WHO WE ARE

Met Council on Housing believes that everyone deserves a decent, safe, and affordable home. We organize tenants to be the force behind achieving this reality. We have been at the forefront of the housing movement since 1959. We work to combat displacement at the individual level through our mutual aid programs while bringing tenants together in campaigns to fight for structural changes to solve the housing crisis for current and future generations.

The Legal Aid Society's Housing Justice Unit-Group Advocacy works with eligible tenant groups, housing advocates, HDFC coop boards, and groups of shareholders, to promote and preserve affordable housing, improve housing conditions and prevent harassment and displacement throughout NYC's rapidly gentrifying neighborhoods.

**THE
LEGAL AID
SOCIETY
CIVIL**

Join our Renters Get Wise Workshop and for local chapter meetings. Scan for information



NEED A DIFFERENT LANGUAGE:

Escanee aquí para obtener información en español.

掃描這裡獲取中文信息

বাংলায় তথ্যের জন্য এখানে স্ক্যান করুন

Scannez ici pour obtenir des informations en français

Eskane isit la pou enfòmasyon an kreyòl

Сканируйте здесь, чтобы получить информацию на русском языке.

Scansiona qui per informazioni in italiano

이탈리아어로 된 정보를 보려면 여기를 스캔하십시오.

قم بالمسح هنا للحصول على معلومات باللغة العربية
סקאַנען דאָ פֿאַר אינפֿאָרמאַציע אויף יידיש



Tenant's Rights Hotline:

212-979-0611

Mon 1:30-8pm

Wed 1:30-8pm

Fri 1:30-5pm

Tenant Groups or Associations can contact Legal Aid for Help:

HousingGrpAdv@legal-aid.org
212-577-7988 | legalaidnyc.org

<http://metcouncilonhousing.org>



MET COUNCIL ON HOUSING

KNOW YOUR TENANT RIGHTS



KNOW YOUR HOUSING TYPE AND RIGHTS:

Learn what type of housing you live in:

Get your rent history to find out if you are stabilized and your legal rent.

Text "MCH" to (855) 610-2450

To see if you are covered by Good Cause, go to

<https://goodcausenyc.org>

RENT STABILIZED TENANTS:

- **Who's covered?** 6+ unit buildings built before 1974 or have tax abatement and were not deregulated before 2019
- **What are your rights?** Entitled to a renewal lease, rent adjustments set by the Rent Guidelines Board each June, and the right to leave your apartment to a family member.
- **Oct '26 - Sept '27 rent adjustments:**

RENT FREEZE!

- Rent Guidelines Board Adjustments
One-Year Lease: 0% increase
Two-Year Lease: 0% increase

RIGHT TO REPAIRS

- All tenants have the right to a clean, safe, and well-maintained home. This includes heat, hot water, and repairs.
- From Oct 1-May 31:
 - Daytime heat should be 68° if it's less 55° outside
 - Nighttime heat should be 62°
- The best way to get repairs is to organize with other tenants in your building!
- Steps to take to get a repair can include putting it in writing, calling 311, taking your Landlord to court with a Housing Part Action

RIGHT-TO-COUNSEL (UNIVERSAL ACCESS)

- If you are facing eviction proceedings, you have access to free legal representation or advice by going to your initial court appearance.
- No lawyer? You can ask the judge to postpone your case. Multiple adjournments are possible —just ask
- Remember: You do not need to sign anything you do not understand, and you do not have to talk to the landlord's lawyer.

GOOD CAUSE TENANTS:

- **Who's covered?** Your landlord owns 10+ units, a building built before 2009, rent is under \$6K, and not a coop/condo or otherwise regulated.
- **What are your rights?** Local rent maximums are based on the Consumer Price Index plus 5% or 10%, whichever is less. You get to remain in your apartment unless your landlord terminates your lease for a "good cause" reason.
- **Feb '26 - Feb '27 Local rent max:** Increases over 8.38% can be challenged

RIGHTS OF ALL TENANTS:

- You cannot be evicted without proper notice and an order from the court. You can only be evicted by a NYC Marshal. You can challenge your eviction in court
- Landlords can not raise your rent more than 5% without proper notice.
- You can keep living in your apartment and paying your current rent until your landlord gives you written notice of the rent increase or non-renewal, and the required time of 30, 60, or 90 days.
- Landlords cannot interfere with or retaliate against tenants for forming a tenant association or for making complaints to the city/state.