



HURRICANE SANDY: RENT REDUCTIONS DUE TO EMERGENCY CONDITIONS IN YOUR RENT-REGULATED APARTMENT

Many people who live in New York had their rent stabilized or rent controlled apartment affected by Hurricane Sandy and are now unable to stay in their apartment comfortably. These tenants may be entitled to a temporary rent reduction. Please see separate fact sheets for general information on getting your landlord to make repairs, located here <http://www.mfy.org/wp-content/uploads/facts/HousingGenHousingRepairs.pdf> (for non-NYCHA apartments) and here http://www.mfy.org/wp-content/uploads/facts/NYCHA_HSG2Repairs%23D6813.pdf (for NYCHA apartments).

Can I Seek a Rent Reduction If I Have Emergency Conditions in My Rent-Regulated Apartment Caused by Sandy?

Yes, by telling the NYS Department of Housing and Community Renewal (“DHCR”) either by going online to <https://www1.dhcr.state.ny.us/ServicesIntake/buildingselect.aspx> (when completing the application indicate FEMA or Hurricane Sandy in the section stating “Other Agency Issuing Vacate Order”), calling 718-739-6400 or by visiting a borough or district rent office located at one of the following locations:

Bronx Borough Rent Office
2400 Halsey Street, 1st Floor
Bronx, New York 10461

Brooklyn Borough Rent Office
55 Hanson Place, Room 702
Brooklyn, New York 11217

Queens Rent Office
92-31 Union Hall Street
Jamaica, NY 11433

Upper Manhattan Borough Rent Office
Adam Clayton Powell Jr. State Office Bldg.
163 West 125th Street, 5th Floor
New York, New York 10027

*Please note the downtown office located at 25 Beaver Street is temporarily closed.

If you need additional assistance, please call MFY Legal Services at 212-417-3812 on Tuesday or Friday from 2:00 – 4:30 or at 212-417-3888 on Wednesday or Friday from 2:00 – 4:00.

Do I Need to Have Vacated My Apartment to Qualify for a Rent Reduction?

No, you only need to have a condition in your rent-regulated apartment requiring emergency repair. Conditions that may qualify as requiring emergency repair include: fire damage; a vacate order issued by municipal agency that caused you to vacate your apartment; no water and/or electricity throughout apartment; inoperable toilet; broken or inoperative apartment front door

lock; collapsed or collapsing ceiling, walls and/or floors; water leaks - cascading water and/or soaking electrical fixtures; and broken window glass.

If you do not have **heat or hot water** you should use a different form located here:

<http://www.nyshcr.org/Forms/Rent/HHW1.pdf> You should follow the instructions listed on this form and then mail it as indicated in the instructions. You do need to inform your landlord before requesting a rent reduction based on lack of heat or hot water.

If you have conditions in your apartment which are not an emergency, see the separate fact sheet located here: <http://www.mfy.org/wp-content/uploads/facts/HousingGenHousingRepairs.pdf>

If you have emergency conditions in your building but outside of your apartment, you can fill out this form instead: <http://www.nyshcr.org/Forms/Rent/ra84.pdf>. You should follow the instructions listed on this form and then mail it as indicated in the instructions. You do need to inform your landlord before requesting a rent reduction based on emergency conditions in your building but outside of your apartment.

Do I Need to Inform My Landlord Before Submitting This Form?

No. But for non-emergency conditions and/or emergency conditions outside of your apartment you may have to inform your landlord before submitting the separate forms.

How Long Will a Rent Reduction Remain in Effect?

Until your landlord has completed the repairs and certified that they were completed to DHCR.