



Three-Quarter House Residents: Know Your Rights

WHAT IS A THREE-QUARTER HOUSE?

A three-quarter house is a building that rents rooms to single adults. The houses often put four or more people in one room, and call themselves programs, even though they are not recognized or licensed by any government agency. Three-quarter houses are sometimes called transitional houses or illegal boarding houses.

UNLAWFUL EVICTIONS

The only person who can evict you from a three-quarter house is a judge.

Once you have lived in the house for 30 or more days, even if you don't have a lease, the landlord must take you to court to evict you.

It is illegal for the house to try to evict you by:

- ♦ changing or removing the locks
- ♦ removing your possessions
- ♦ removing the entrance door
- ♦ using or threatening violence
- ♦ cutting off heat, hot water or electricity

Five steps to protect yourself against an illegal eviction:

1. **Keep proof** with you at all times that you have lived in the house for 30 days.
2. **Tell the landlord** that you will not leave without a court order.
3. If the house tries to force you to leave, **call the police**.
 - ♦ Tell the police you are being evicted in violation of the Unlawful Eviction Law, NYC Admin Code § 26-521.
 - ♦ NYPD Patrol Guide Procedure #214-12 requires the police to help a person regain access. If the offender refuses to allow you to re-enter, the police must issue a summons or make an arrest.
4. **Go to Housing Court** and bring an illegal eviction case.
 - ♦ In Brooklyn, Housing Court is at 141 Livingston Street.
 - ♦ In the Bronx, Housing Court is at 1118 Grand Concourse
 - ♦ In Manhattan, Housing court is at 111 Centre Street
 - ♦ In Queens, Housing Court is at 89-17 Sutphin Boulevard
 - ♦ In Staten Island, Housing Court is at 927 Castleton Avenue
 - ♦ Bring proof you have lived at your address for 30 days.
 - ♦ Go to the clerk's office (in Brooklyn, on the 2nd floor) and explain what your landlord did to you.
 - ♦ You should be given a return date to see a judge within a few days.
5. **Call MFY Legal Services** at 212-417-3705

See reverse side for more information ⇨

If you live in a three-quarter house and you need assistance with unlawful evictions, government benefits, or other legal problems, **call MFY LEGAL SERVICES at 212-417-3705** on Mondays 10-12:30 or Thursdays 2-4:30.

VACATE ORDERS

If your building is vacated by the city, you are entitled to relocation services, which include temporary shelter and assistance in applying for housing.

- ♦ If your building is subject to a vacate order: the city will post a notice on the building. Only the city can issue a vacate order; a landlord cannot.
- ♦ If your building has been vacated by the City and you need relocation services, you can contact the Department of Housing Preservation & Development (HPD) at 212-863-5777. If you have difficulty obtaining relocation services, contact MFY Legal Services at 212-417-3705.

MAINTAINING YOUR GOVERNMENT BENEFITS

- ♦ If you receive public assistance, it is important to respond to every notice and to go to every appointment. If you cannot go, give documentation explaining why (for example, a doctor's note if you were sick). Keep copies of all papers you give your worker.
- ♦ If your benefits are reduced or cut off, or if your application is denied for any benefit, request a Fair Hearing right away by phone at 800-342-3334 or in person at 14 Boerum Place in Brooklyn.
- ♦ Even if you are having problems with your government benefits, and you cannot pay the rent for that reason, your landlord cannot evict you without taking you to court.

OBTAINING REPAIRS

You are entitled to a clean, safe place to live.

- ♦ **If your dwelling is unsafe or needs repairs:**
 - ♦ You can ask your landlord to make repairs. Put your request in writing and keep a copy for yourself.
 - ♦ If your landlord refuses, you can make a complaint to a city agency and file an HP action in Housing Court to compel your landlord to make the repairs.
 - ♦ The landlord is not allowed to evict you in retaliation after you make a complaint to a city agency or bring a court case to obtain repairs.
- ♦ **You should speak to a community agency or attorney before you advocate for repairs from your landlord.**



LEGAL SERVICES, INC.

299 Broadway, New York, NY 10007

www.mfy.org

For information & assistance:

212-417-3705

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