



THREE-QUARTER HOUSE RESIDENTS: KNOW YOUR RIGHTS ABOUT EVICTIONS

What is a Three-Quarter House?

A Three-Quarter House is a building that rents rooms or bunk beds to single adults. They are sometimes referred to as “programs” even though they are not licensed or regulated by any government agency. Three-Quarter Houses are also called transitional houses or sober homes.

New York City’s Unlawful Eviction Law (NYC Admin. Code § 26-521)

You have a right to court process! Once you have lived in a Three-Quarter House, or any dwelling, for 30 days, the landlord cannot force you to leave without a court order. This is true even if the landlord says that the Three-Quarter House is a “program” and even if you signed a waiver of rights as a tenant. It is a crime for the landlord to try to force you out by:

- Removing your bed or belongings
- Cutting heat, hot water, or electricity
- Refusing to let you in
- Using or threatening violence

It is illegal for your landlord to:

- “Close” the house and lock you out of the building for any period during the day. This means you can’t be locked out even if you are late for “curfew.”
- Kick you out or force you to move to another location, even if they call it a “discharge” or “transfer.”
- Evict you without the proper paperwork. Your landlord must serve you with a notice or rent demand and then with a petition after the notice expires. The landlord must obtain an order from the judge before an eviction is lawful.

Five Steps to Protect Yourself

1. **Keep proof** with you at all times that you have lived at your address for at least 30 days. Proof can include mail addressed to you or any documents that show you live at that address.
2. If the landlord tells you that you must leave, **tell the landlord you will not leave without a court order.**
3. If the landlord tries to force you to leave, you can **call 911**. However, if you are on parole or probation, talk to your parole officer before deciding to call the police. Tell the police that you are being illegally evicted, show them proof you have lived there for 30 days, and show them the NYPD FINEST Message (see the back of this flyer).
 - a. Write down the name and badge number of the officers.
 - b. If the officers will not help, ask the officers to call a supervisor or call 911 for a supervisor.
 - c. NYPD Patrol Guide Procedure No. 214-12 instructs officers to issue a summons or make an arrest if there is probable cause that you were illegally evicted.
 - d. The NYPD FINEST Message explains that the Unlawful Eviction Law applies to Three-Quarter Houses.
4. You can also **go to Housing Court** and tell the court clerk you want to file an illegal eviction case.
 - a. Brooklyn: 141 Livingston St.
 - b. Bronx: 851 Grand Concourse
 - c. Manhattan: 111 Centre St.
 - d. Queens: 89-17 Sutphin Blvd.
 - e. Staten Island: 927 Castletown Ave.
5. **Contact Mobilization for Justice at 212-417-3705.**

Where to Get Help

For more information or legal assistance, call Mobilization for Justice at 212-417-3705.

To make a complaint about conditions in your house, call the Mayor’s Task Force at 929-221-8665.