

Update

October 2015

MFY’s New Bronx Housing Unit Restores Tenant to Apartment after
an Improper Eviction

Ms. P came to MFY’s help desk in the basement of Bronx Housing Court on Oct. 22 after asking a judge to void her eviction. Her landlord had improperly evicted her the day before, putting her belongings in storage, and leaving her homeless. In September she had signed a stipulation to pay back rent owed in installments by October 31. She had made most of the required payments by Oct. 7 and received a renewal lease from the landlord. Then on Oct. 19 an eviction notice was slipped under her door (there are no locked mailboxes in the building), which she opened on the 20th. The notice was dated ten days earlier, leaving her no time to address the matter. MFY attorneys Andrew Darcy and Alberto Gonzales immediately filed an Order to Show Cause and argued it on Monday, Oct. 26. The Judge precluded the landlord from re-letting the apartment so that Ms. P could settle the arrears, after which she could regain possession of her apartment. MFY then contacted the Human Resources Administration, which provided a back rent grant, and MFY presented the check to the landlord on October 30. Thanks to a quick response by MFY, Ms. P is back in her home.

Exploited by Employer then Penalized by NYS Department of Labor

Ms. W, an immigrant worker who labored for years at a grocery store where she endured wage theft and sexual harassment, was fired when the store closed. Ms. W thereafter collected Unemployment Insurance benefits. When the store opened at a new location, her former employer asked her to come to “help out,” promising a job. When the job never materialized, she left. The employer then claimed that she had worked for the original store for a month after it had fired her, and the Department of Labor charged her with “willful misrepresentation” and overpayment. Ms. W came to MFY for help. Staff Attorney Bernadette Jentsch and paralegal Fanny Chan succeeded in reducing the “overpayment” to two days’ benefits, which the judge determined, after a hearing, were not collectible.

MFY’s Social Work Interns Support Attorneys and Advocate for Clients

MFY’s Social Work Interns, under the guidance of Sarah Heller LCSW, support MFY attorneys in a host of areas. Recent successes for clients with mental illness included getting a bed and financial management services for a physically frail client with suicidal tendencies while attorneys resolved her eviction case; providing emotional and technical support to get rent arrears and a Disability Rent Increase Exemption for a client whose paranoia led him to use multiple aliases; and providing emotional support and accompaniment to court for a client who was suing her landlord for repairs and being sued on nuisance and non-payment grounds.

MFY in the News . . .

Kevin Cremin, MFY’s Director of Litigation for Aging and Disability Rights, comments on the lack of proper regulations governing the closure of nursing homes and assisted living facilities: [When Seniors Can’t Count on a Place to Call Home](http://www.citylab.com/housing/2015/10/when-seniors-cant-count-on-a-place-to-call-home/410770/).

Scott Stamper, MFY Housing Supervisor, comments on buyout practices in [City Slammed for Creating Buyout Boogeymen](http://rew-online.com/2015/09/30/city-slammed-for-creating-buyout-boogeymen/), in the Real Estate Weekly.

Dinah Luck, MFY Senior Staff Attorney, is quoted in AM NY’s [More New Yorkers Turning to Emotional Support Animals to Battle Anxiety and Depression](http://www.amny.com/news/more-new-yorkers-turning-to-emotional-support-animals-to-battle-anxiety-depression-1.10968603).