

# SRO Tenants: Know Your Rights

## WHAT IS A SINGLE ROOM OCCUPANCY BUILDING?

A single-room-occupancy (SRO) building is usually a hotel or rooming house with rooms that do not have both a kitchen and a bathroom within the room.

## MOST SRO HOTELS ARE RENT-STABILIZED.

- Rent increases are regulated by law
- Services (maid service, cleaning) may not be reduced

## NEW RESIDENTS CAN BECOME PERMANENT, RENT-STABILIZED TENANTS.

New residents can become permanent tenants protected by the Rent Stabilization Law by living in an SRO building for 6 months or more OR by asking for a lease for 6 months or more in writing.

You do **NOT** have to get an actual lease to become a Permanent Tenant -- you only have to ask for one.

Permanent tenants or anyone who has lived in the building for more than 30 days in a row **CANNOT** be evicted without a Court order that authorizes the sheriff or marshal to perform the eviction,

## WHAT NEW RESIDENTS SHOULD KNOW.

- You do **NOT** have to leave the building after 21 days.
- You will be protected by the Rent Stabilization Law IF you ask for a lease for 6 months or more.
- You may ask for a lease at any time (even after living at the building for only 1 day).
- MFY Legal Services has easy-to-use forms and can help you ask for a lease if you have not already done so.
- Once you have lived in the hotel for 30 days in a row or have asked for a lease, you **CANNOT** be evicted without a Court order.

## **WHAT PERMANENT TENANTS SHOULD KNOW.**

- Permanent tenants have a right to stay in their rooms at the rent-stabilized rate without being charged more than the legal rent.
- Permanent tenants are allowed to have roommates.
- The building **CANNOT** reduce services.
- You **CANNOT** be evicted without a Court order.

**All tenants are entitled to a clean, safe place to live—whether or not you have paid all your rent.**

## **WHO CAN I CONTACT IF I HAVE QUESTIONS OR NEED ASSISTANCE?**

MFY Legal Services, Inc.'s SRO Law Project runs a walk-in clinic on Thursdays from 1:30 to 4:00 p.m. at 299 Broadway, 4<sup>th</sup> floor, New York, New York. MFY provides assistance to residents of SRO hotels, rooming & lodging houses citywide, except for the west side of Manhattan north of 14th Street.

**DISCLAIMER: This fact sheet gives general information for NYC residents; it is NOT legal advice.**