



UNLAWFUL EVICTION IS A CRIME

It is a crime for a landlord to evict or attempt to evict a tenant, without a warrant or other court order, by:

- using force or threatening the use of force OR
- interrupting or discontinuing essential services such as electricity, gas, heat or hot water OR
- changing the locks OR
- removing the tenant's possessions from the apartment.

Unlawful Eviction is punishable by a civil penalty fine from \$1,000 to \$10,000 per violation.

If you are the victim of Unlawful Eviction, in an emergency situation call 911 and please also call the Brooklyn DA's Action Center at (718) 250-2340. Phone lines are open between 9:00AM and 5:00PM. Please make sure to file a report with your local NYPD Police Precinct as well.

NEW TENANT PROTECTION LAWS YOU SHOULD ALSO KNOW

A landlord is never allowed to charge more than one month's rent for a security deposit

Application fees for an apartment are limited to fees for background checks and credit checks and cannot be more than \$20.

Landlords must provide notice to tenants if they intend to raise the rent more than five percent or if they do not intend to renew the lease. The landlord must provide such notice at least:

- 30 days in advance of renewal if a tenant has lived in the apartment less than one year and has less than a 12-month lease;
- 60 days in advance for a tenant who has lived in the apartment for one to two years or for a tenant with a lease term of between one and two years;
- 90 days for a tenant who has lived in the apartment for more than two years or for a tenant with a lease term of at least two years

Please call 311 to report a violation of these laws and notify the NYC Mayor's Office to Protect Tenants at:

<https://www.nyc.gov/content/tenantprotection/pages/>

SCAN ME

