

517 Clinton Avenue, 11238

# Your apartment is likely covered by Good Cause Eviction

## How we determined your coverage

Assessment of coverage is based on the publicly available data about your building and the information you've provided.

✓	<b>RENT</b> For a studio, rent must be less than \$5,846	Your rent is less than \$5,846.
✓	<b>RENT STABILIZATION</b> Your apartment must not be rent stabilized.	Your apartment is not rent regulated.
✓	<b>TYPE OF BUILDING</b> Your building must not be a condo, co-op, or other exempt category.	Your building is not an exempted type.
✓	<b>CERTIFICATE OF OCCUPANCY</b> Your building must have received its certificate of occupancy before 2009.	There is no recorded certificate of occupancy for your building since 2009.
✓	<b>SUBSIDY</b> You must not live in subsidized or public housing.	You reported that you do not live in public or subsidized housing.
✓	<b>LANDLORD PORTFOLIO SIZE</b> Landlord must own more than 10 apartments	Your building has 10 or fewer apartments, and you reported that your landlord more than 10 apartments across multiple buildings.

**View tenant protection information on following pages**

KNOW YOUR RIGHTS

## How to assert your rights

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### Share your coverage with your landlord

Assert your rights by printing your coverage results and sharing with your landlord. You can use these results as an indicator that your apartment is covered by Good Cause Eviction Law.

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### Organize with your neighbors


Since your apartment is covered by Good Cause Eviction, there is a good chance other apartments in your building are covered as well. Organizing with your neighbors can help you assert your rights as a group.


[Tenant Organizing Toolkit from Housing Justice for All](#) 

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### Reach out to Met Council on Housing

The Met Council on Housing helps organize tenants to stand up not only for their individual rights, but also for changes to housing policies. You can visit the website, or use their hotline to get answers to your rights as a tenant, and understand your options for dealing with a housing situation.

[Met Council on Housing](#) 

[Call Met Council on Housing Hotline](#) 

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KNOW YOUR RIGHTS

## Protections you have under Good Cause Eviction

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### Your right to a lease renewal

Your landlord will need to provide a good cause reason for ending a tenancy. This includes evicting tenants, not renewing a lease, or, if the tenant does not have a lease, giving notice that the tenancy will end.

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### Your right to limited rent increases


Your landlord is not allowed to increase your rent at a rate higher than the local standard. The local rent standard is set every year at the rate of inflation plus 5%, with a maximum of 10% total.

As of May 1, 2024, the rate of inflation for the New York City area is 3.82%, meaning that the current local rent standard is 8.82%. A rent increase of more than 8.82% could be found unreasonable by the court if the rent was increased after April 20, 2024.

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## Learn more about Good Cause Eviction Law protections

[Housing Justice for All Good Cause Eviction fact sheet](#) 

[Met Council on Housing Good Cause Eviction fact sheet](#) 

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### UNIVERSAL TENANT RIGHTS

## Protections that all New Yorkers have

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### Your eviction protections

The only way your landlord can evict you is through housing court. Lockouts (also known as unlawful evictions or self-help evictions) are illegal. All tenants, including those in private residential programs, have the right to stay in their home unless they choose to leave or are evicted through a court process.

#### Learn more about the eviction process

[NY Homes and Community Renewal](#) 

#### See if you are eligible for a free attorney

[Eviction Free NYC](#) 

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### Your right to a liveable home

Tenants have the right to live in a safe, sanitary, and well-maintained apartment, including public areas of the building. This right is implied in every residential lease, and any lease provision that waives it is void. If your landlord is not providing these conditions in your apartment or building, there are actions you can take to exercise your rights.


#### Learn about warranty of habitability

[NY Courts](#) 

#### Learn how tenant associations can help

[Met Council on Housing](#) 

#### Notify your landlord of repair issues

[JustFix's Letter of Complaint](#) 


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## Your rights if you're being discriminated against


Your landlord can't evict you based on your race, religion, gender, national origin, familial status, or disability. New York State law promises protection from discrimination, banning bias based on age, sexual orientation, and military status.

Source of income discrimination is the illegal practice by landlords, owners, and real estate brokers of refusing to rent to current or prospective tenants seeking to pay for housing with housing assistance vouchers, subsidies, or other forms of public assistance.

### Learn more about fair housing

[Fair Housing NYC](#) 

### Learn more about lawful source of income discrimination

[Lawful source of income](#) 

### Report source of income discrimination

[Unlock NYC](#) 

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