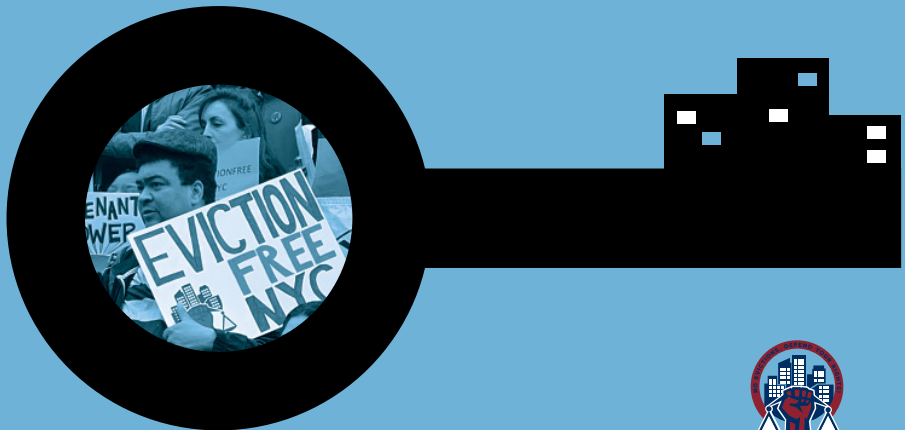


**IS YOUR
LANDLORD
TRYING
TO EVICT
YOU?**

**NO
EVICTIONS!
DEFEND
YOUR
HOMES!**





EVICCTIONS ARE NOT YOUR FAULT

If your landlord is taking you to court, you aren't alone. Landlords sue **A LOT** of people. In NYC landlords use the court system to try to forcibly evict 230,000 households or close to 1 million people, every year. Evictions are part of their business model to raise rents and maximize profit. It's not your fault that rents are so high. Because evictions are terrifying and traumatic, many tenants chose to move out instead of fighting their case. **LANDLORDS KNOW THIS AND SUE THOUSANDS OF PEOPLE BETTING ON YOUR FEAR. DON'T LET THEM.**



ONLY A JUDGE CAN EVICT YOU

Landlords often send threatening rent demands—those are not court papers. **A NOTICE FROM YOUR LANDLORD ISN'T AN EVICTION, IT'S A THREAT. ONLY A JUDGE CAN EVICT YOU.** You have the right to fight your case in court. They aren't just targeting you—they are pushing out Black, Brown, immigrant, working class, poor and rent stabilized tenants from our city. Evictions aren't just your responsibility—they affect all of us. **WHEN YOU FIGHT, WE ALL WIN.**



SPEAK TO A LAWYER

Historically, landlords and their lawyers have controlled the courts. But that's changing. You have a new tool—**RIGHT TO COUNSEL**—which means you have the right to a tenant attorney to defend you in court. The tenant movement won a campaign to win this new right—use it, fight your case, and fight to stay. Many landlords use evictions as a weapon. **THE REALITY IS THAT WHEN TENANTS FIGHT THEIR CASE WITH A LAWYER THEY ALMOST ALWAYS WIN. 84% OF TENANTS WHO HAD A LAWYER LAST YEAR, STAYED IN THEIR HOMES.** The laws that exist to protect you are vast—use them! You can find a lawyer by going to www.evictionfreenyc.org or by calling 311. If you live in the RTC zips, you can also find a lawyer in court on your first court date. This right is for all tenants regardless of immigration status. To find out more about Right to Counsel and how it works now, go to www.righttocounselnyc.org.



HOW LAWYERS CAN USE THE LAW TO DEFEND YOUR HOME

- *Find out if you're rent stabilized or have other rights as a tenant*
- *Force the landlord to do repairs. If the landlord hasn't done repairs, you may be eligible to get your rent reduced*
- *Negotiate time to pay rent and find resources to help you pay your rent*
- *Find out if the landlord filed the case correctly or not*
- *Find out if you are paying too much rent and help correct the rent amount*
- *Find out if your building is registered correctly*
- *Explain what the law says about tenant harassment and if you have harassment claims*
- *And much more!*

DEFENSES AGAINST EVICTION

When a landlord sues you for nonpayment, you have to go to court to respond or “answer” his claims against you. Here are some common legal defenses against eviction for non payment of rent. There are many legal defenses for breach of lease and other eviction cases. And you might even have claims you can make against your landlord, like for repairs or harassment! There are many more possible defenses. Talk to a lawyer before filing an answer.

- ✓ **TECHNICAL DEFENSES** If you did not receive the court papers, they weren't served on you the right way; your name is wrong or spelled incorrectly; landlord did not demand the rent from you either orally or in writing before he began the case.
- ✓ **RENT** You tried to pay the rent but the landlord would not take it; the rent that the landlord is asking for is not the correct amount; the landlord owes you money because you paid too much rent; you have already paid some or all of the rent; the landlord is suing you for rent from a long time ago and that makes it difficult for you to fight your case.
- ✓ **REPAIRS** The landlord did not make repairs or provide services in your apartment or building. You paid for repairs or services that your landlord should have paid for.

OTHER ACTIONS TO TAKE

ORGANIZE A TENANTS' ASSOCIATION!

If you want help with forming one, contact a tenant organizing group near you. *Organizing can block evictions that lawyers can't and it can also win other demands you and your neighbors might have.* To find an organizing group, go to www.evictionfreenyc.org.

SPREAD THE WORD!

Make sure all of your neighbors know about the Right to Counsel so they don't move out. Every time your neighbor moves out, your landlord gains power. You can find fliers and fact sheets about RTC [here](#). You can also pick up flyers from a local organizing group near you.

RESEARCH YOUR LANDLORD AND LEARN YOUR RIGHTS!

Find out more info on your landlord and your building, at whoownswhat.justfix.nyc. Tenants fought fiercely for decades for the rights we have today. Pair your organizing with knowledge of your rights as tenants and as a tenants association. Find a fact sheet [here!](#)

JOIN THE MOVEMENT!

While the legal system allows for evictions to happen, all evictions are violent and unjust. We need better solutions to deal with the housing crisis. The RTCNYC Coalition is working to launch an eviction defense network, using direct action and mobilization to fight evictions, as well as fighting for stronger and better laws to protect tenants. Sign up [here](#).

www.evictionfreenyc.org www.righttocounselnyc.org
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