

**KNOW YOUR RIGHTS:**

**HOW TO AVOID AND FIGHT AN ILLEGAL EVICTION / ILLEGAL LOCKOUT**

**You should know the following:**

The Unlawful Eviction Law protects people in certain situations. If you have lived at your address for 30 days or more, with or without a lease, and the Unlawful Eviction Law applies to you, your landlord cannot make you leave without a court order.\*

<b>It is ILLEGAL for your landlord to try to evict you by:</b>
<ul style="list-style-type: none"> <li>• changing / removing the locks or removing the entrance door; or</li> <li>• throwing away your belongings; or</li> <li>• using or threatening violence; or</li> <li>• cutting off heat, hot water, electricity or other essential services.</li> </ul>

**How to protect yourself against an illegal eviction:**

- **KEEP PROOF** that you have lived at the address for at least 30 days.  
 Examples of proof include:
  - A copy of your lease; or
  - Electric or telephone bills, or other mail addressed to you at this address; or
  - Receipts or proof of rental payments.
- **TELL THE LANDLORD** that you will not leave without a court order.
- **CALL THE POLICE** if your landlord tries to force you to leave.
  - Tell the police you are being evicted in violation of the Unlawful Eviction Law.
- **GO TO HOUSING COURT** and file an illegal eviction case.
  - If you have been forced out or illegally locked out of your housing, you have the right to have your housing restored through an illegal lockout case. You must go to Housing Court and visit the Clerk’s Office to start the case.

<b>Housing Courts in NYC are located at:</b>	
<b>Bronx</b> 1118 Grand Concourse Bronx, NY 10456	<b>Queens</b> 89-17 Sutphin Boulevard Jamaica, NY 11435
<b>Brooklyn</b> 141 Livingston Street Brooklyn, NY 11201	<b>Staten Island</b> 927 Castleton Avenue Staten Island, NY 10310
<b>Manhattan</b> 111 Centre Street New York, NY 10013	

\* This notice is provided under Local Law 12, which requires the City to inform you of your rights under Section 26-521 of the New York City Administrative Code regarding unlawful evictions. It does not give you any rights you do not already have under Section 26-521. If you reside in housing operated by or on behalf of the City of New York or receive a rental subsidy, you must continue to meet the eligibility criteria of that program. Please call 311 for more information.