



A Special Message from
ANDREA STEWART-COUSINS
New York State Senator, 35th District
Senate Democratic Leader

Dear Friend:

It is outrageous that we do not have an agreement to strengthen and extend rent control and tenant protections in our state. This impacts millions of families who rely on affordable housing to stay in the community they call home, including the 26,000 units located in Westchester County. In my district, 16,000 of those units are located in Yonkers, with others in New Rochelle and White Plains, Greenburgh and Tarrytown, Ardsley, Hastings, Dobbs Ferry and Irvington.

If you live in a rent-regulated apartment you have probably been closely following proposals in the State Legislature to extend and strengthen our **rent laws, which expired Monday night at midnight, June 15th. You may even have received a post card from me asking you to support extending and strengthening rent control.**

My office has received calls from residents who are **concerned that they could face large rent increases or be evicted from their homes** if the rent regulations are not extended.

Rest assured, that is not the case. **Tenants under a current lease will retain their protections. A landlord has no legal right to move you out.** Even if your lease is up for renewal, you still have certain legal safeguards to protect you.

Despite the laws expiring without being extended, **landlords have been warned by State and City officials not to attempt to make any changes** until new legislation protecting rent stabilization is passed.

There have been reports of landlords telling tenants they are going to have to move when the rent laws expire. That is blatantly false, and tenants are being advised not to leave their apartments.

Tenants are urged to report any harassment immediately by contacting the New York State Homes and Community Renewal office in White Plains at 75 South Broadway, 914-948-4434 or by contacting Legal Services of the Hudson Valley at 1-877-574-8529.

This scenario has happened in the past with no consequence. The rent laws expired for two days when they last came up for renewal in 2011. Soon after, **the Legislature passed new regulations that retroactively covered** any apartments that might have gone to market rate in the interim period. It is my hope that we will be able to do so once again in order to protect

tenants and to keep affordable units, affordable.

For more information about the rent laws, please visit my website at <http://StewartCousins.NYSenate.gov/>.

Sincerely,

Andrea Stewart-Cousins
New York State Senator, 35th District
Senate Democratic Leader