Index to Subjects

Loft unit abandonment, loss of Loft Law coverage on, 6:98 Mitigation of damages, 2:138 ABUSE OF PROCESS Generally, 16:82 ACCESS REFUSAL Duplicate key, refusal to supply, 8:86 Eviction, grounds for, **8:179**, **8:180** Landlord's right to key, 2:85 Residential landlord-tenant relationship, 2:121 et seq. ACCORD AND SATISFACTION Summary eviction, 14:58, 14:59 ADDICTION TO ALCOHOL OR DRUGS Disabled persons protections, 3:34 ADMINISTRATIVE PROCEEDINGS Article 7A Proceedings, this index Attorney's fees, 16:36 Counterclaims, nonpayment proceedings, Department of Homes and Community Renewal, this index Fees. 2:29 Forum, this index Holdover proceedings, public housing, 11:14 Homeless shelters discharges, 6:48 et seq. family shelters, New York City Administrative Code requirements, 6:42 Nonpayment proceedings, counterclaims, 10:86 Private Housing Finance Law succession rights hearings city projects, 6:25 state projects, 6:22 Public housing, holdover proceedings, 11:14

Rent Control and Rent Stabilization, this index

Subpoenas, 14:40

ABANDONMENT OF PREMISES

Generally, 2:128 et seq.

—Cont'd Summary evictions NYC Housing Court administrative directives, 7:62 subpoenas, 14:40 ADULT CARE FACILITIES Generally, 6:123 et seq. Eviction protection without court process Generally, 6:124 jury trial rights, 6:129 stays of warranty, 6:130 Grounds for termination, **6:127** Habitability, 6:126 Notice of termination, 6:128 Social Services Law, 6:125 Stays of warrant of eviction, 6:130 Termination grounds for, 6:127 notice of, 6:128 **AFFIDAVITS** Admissibility of affidavits of service, traverse hearings, 14:24 Failure of service of process Generally, 10:44 et seq. attorney's affidavit, 10:45 HP actions, affidavits use in lieu of petition, 19:60 Nonmilitary, summary eviction default judgment, 15:19 et seg. Traverse hearings, admissibility of affidavits of

ADMINISTRATIVE PROCEEDINGS

AGED PERSONS

Senior Citizens, this index

service, 14:24

AIDS

HIV/AIDS housing, this index

ALCOHOLISM ADDICTION

Discrimination protections, 3:34

ALIENS Discrimination protection, 3:55 Illegal aliens, eligibility for public housing, 5:13 et seq. ALTERATIONS Cortification foilure poppeyment defense

Certification-failure nonpayment defense, alteration ends exemption, 12:54

Eviction grounds, rent regulated tenancies, 8:207 et seq.

Unauthorized as breach of lease, 8:79, 8:80

ANTI-DRUG ABUSE ACT OF 1988

Federally subsidized housing programs, 5:48

APARTMENTS

See also Multiple Dwelling Law, this index Attendant services in lobbies, **2:86**

Breach of lease and objectionable conduct, smoking rules, **8:98**

Building entrance doors, 2:84

Card key systems for common areas, 2:92

Certifications, combined apartments, 12:55

Combined apartments, nonpayment proceedings, certification-failure defense, 12:55

Common areas, electricity in, 2:82

Door locks, 2:85

Elevator mirrors, 2:87

Garden-type apartments, rent stabilization coverage, **4:35**

Intercoms, 2:84

Landlord's right of access, 2:121 et seq.

Maisonettes apartments, state and local rent stabilization coverage, **4:35**

Satellite dishes as breach of lease, 8:69

Smoking rules, breach of lease and objectionable conduct, **8:98**

State and local rent stabilization coverage, **4:35** Subletting surcharges

Generally, 2:58

violations, treble damages, 2:59

Television antennas as breach of lease, **8:69** Window guards, **2:98**

8 ... ,

APPEALS

Generally, 18:1 et seq.

Amount of undertaking, stays pending appeal, 18:26, 18:28

Appeals as of right, time to take, 18:16

Index to Subjects-2

APPEALS—Cont'd

Appellate Division, arguing appeal

First Department, 18:64

Fourth Department, 18:67

Second Department, 18:65

Third Department, 18:66

Appellate Term, arguing appeal

First Department, 18:62

Second Department, 18:63

Arguing appeal

Generally, 18:61 et seq.

Appellate Division

First Department, 18:64

Fourth Department, 18:67

Second Department, 18:65

Third Department, 18:66

Appellate Term

First Department, 18:62

Second Department, 18:63

Court of Appeals, 18:68

Automatic stay, motion to vacate pending appeal, **18:31**

Briefs, 18:52

Clerk's return in appellate terms, 18:51

Court of appeals

arguing appeal, 18:68

filing appeal and placing on calendar, 18:60

perfecting appeal, 18:41

Court rules governing, 18:1, 18:3

CPLR 5704, stays pending appeal, 18:32

Default

judgment not appealable, 18:6

order denying vacatur of, 18:7

Denial of vacatur of stipulation, 18:8

Disability of attorney affecting time to take, 18:20

Ex parte orders of lower courts, stays pending appeal, 18:32

Extension of time for appeal, time to take, 18:19

Filing appeal and placing on calendar

Generally, 18:53 et seq.

Appellate Division

First Department, 18:56

Second Department, 18:57

Third Department, 18:58

Appellate Term

First Department, 18:54

APPEALS—Cont'd	APPEALS—Cont'd
Filing appeal and placing on calendar—Cont'd	Perfecting appeal—Cont'd
Appellate Term—Cont'd	Court of Appeals
Second Department, 18:55	Generally, 18:41
Court of Appeals, 18:60	Appendix method, 18:44
First Department	First Department
Appellate Division, 18:56	Appellate Division, 18:37
Appellate Term, 18:54	Appellate Term, 18:35
Fourth Department	Fourth Department
Appellate Division, 18:59	Appellate Division, 18:40
Second Department	full record, 18:46 et seq.
Appellate Division, 18:57	methods of perfecting appeals, 18:42
Appellate Term, 18:55	presenting the record, 18:45
Third Department	record on appeal, statement in lieu of, 18:43
Appellate Division, 18:58	Second Department
Full record, perfecting appeal, 18:46 et seq.	Appellate Division, 18:38
Lower courts, ex parte orders of, stays pending	Appellate Term, 18:36
appeal, 18:32	statement in lieu of record on appeal, 18:43
Methods of perfecting appeals, 18:42	Third Department
Motion for stay pending appeal, 18:25	Appellate Division, 18:39
Motion practice, 18:69	time to take, 18:17
Motion to reargue, denial of, 18:10, 18:11	transcripts, 18:47 et seq.
Motion to vacate automatic stay pending	Presenting the record, perfecting appeal, 18:45
appeal, 18:31	Pretrial orders, 18:9
Notice of appeal	Reargue motion denial, appeal from, 18:10,
Generally, 18:13	18:11
serving and filing timely notice, 18:14	Right, appeals as of, 18:16
timely notice, serving and filing, 18:14	Right, stays as of for governmental defendants,
time to take appeal, 18:15 et seq.	18:30
undertaking appeals, 18:13	Service and filing of notice of appeal, 18:21 et
Oral argument, 18:61 et seq.	seq.
Orders appealable	Serving and filing of timely notice, 18:14
Generally, 18:5	Settlement stipulations, waivers of right to
denial of vacatur of default, 18:7	appeal, 14:54
Perfecting appeal	Statutes governing, 18:1, 18:2
Generally, 18:34 et seq.	Stays pending appeal
Appellate Division	Generally, 18:24 et seq.
Appendix method, 18:44	amount of undertaking, 18:26, 18:28
First Department, 18:37	appellate court, 18:33
Fourth Department, 18:40	automatic stay, motion to vacate, 18:31
Second Department, 18:38	CPLR 5704, 18:32
Third Department, 18:39	deposit of rent, nonpayment proceedings,
Appellate Term	18:29
First Department, 18:35	ex parte orders of lower courts, 18:32
Second Department, 18:36	governmental defendants, 18:30
Appendix method in Court of Appeals and	lower courts, ex parte orders of, 18:32
Appellate Divisions, 18:44	motion for stay, 18:25
clerk's return in appellate terms. 18:51	motion to vacate automatic stay. 18:31

APPEALS—Cont'd	ARTICLE 7A PROCEEDINGS—Cont'd
Stays pending appeal—Cont'd	Administrators
nonpayment proceedings, deposit of rent,	Generally, 19:46 et seq.
18:29	accounts, presentation of, 19:48
right, stays as of	appointment of temporary administrator,
Generally, 18:27	19:22
governmental defendants, 18:30	authority superior to a receiver's, 19:50
undertaking, amount of, 18:26, 18:28	DHCR authority, 19:52
Stipulation, denial of vacatur of, 18:8	powers and duties of administrator, 19:47
Sua sponte orders, 18:12	presentation of accounts, 19:48
Timely notice, serving and filing, 18:14	removal, 19:49
Time to take appeal	temporary administrator appointment, 19:22
Generally, 18:15 et seq.	warranty of habitability issues, 19:51
appeals as of right, 18:16	Default, 19:43
cross-appeals, 18:18	Defenses, 19:44
disability of attorney affecting, 18:20	DHCR authority, 19:52
permissive appeals, 18:17	Foreclosure
right, appeals as of, 18:16	Generally, 20:29
service and filing of notice of appeal, 18:21	NYC as owner of building after, 19:31
et seq.	receiver in, 19:34
Transcripts, perfecting appeal, 18:47 et seq. Undertaking, amount of, stays pending appeal,	Habitability issues, 19:51
18:26, 18:28	HPD standing, 19:29
Undertaking appeals, 18:13	Judgment, 19:45
Vacatur of default, order denying, 18:7	Lease waiver, 19:25
Vacatur of stipulation, denial of, 18:8	Motion practice, 13:20
Venue, 18:4	Necessary and proper respondents, 19:30 et
Waivers of right to appeal, summary eviction	seq.
settlement stipulations, 14:54	NYC as owner of building after foreclosure,
Where to appeal, 18:4	19:31
**	Petitions
APPEARANCE	Generally, 19:26 et seq.
Corporations, counsel appearance require-	service of, 19:35 et seq.
ments, 7:69	Police power authority, 19:24
Subject matter jurisdiction waivers, nonpay-	Posttrial motion by owner, 19:45
ment proceedings, 10:52	Powers and duties of administrator, 19:47
Summary evictions, corporations, counsel	Receiver in foreclosure, 19:34
appearance requirements, 7:69	Removal of administrator, 19:49
Waivers of subject matter jurisdiction, nonpay-	Rent strikes, 19:21
ment proceedings, 10:52	Respondents, necessary and proper, 19:30 et
APPLIANCES	seq.
Surcharge, improvement based rent increases, 4:173	Service of notice of petition and petition, 19:35 et seq.
A DDITTO ATION	Standing, 19:27
ARBITRATION	Trial, 19:42
HP actions, 19:69	Waivers by tenant, 19:25
ARTICLE 7A PROCEEDINGS	Warranty of habitability issues, 19:51
Generally, 19:22 et seg.	When proceeding appropriate, 19:23

ASSIGNMENTS

Pro se litigation, assignment of counsel, 13:14, Counsel assignments. See Attorneys, this index Lease assignments Rent strikes, ethical considerations for Loft Law attorneys, 19:15 Generally, 6:102 Right to counsel waivers, **6:103** low-income tenants facing eviction in NYC, manufactured home parks, 6:145 7:126 Leases, manufactured home parks, 6:145 Section 8 programs, 5:120 Party status, assignee of rents, 7:92 Servicemembers, assignment of counsel for, Rents assignee, summary eviction parties, 7:92 7:127, 15:26 Residential landlord-tenant relationship, 2:62 Settlement, this index Signatures ASSISTANCE nonpayment proceedings requirements, 9:36 Eviction under writ of. 20:15 petitions, summary evictions, 7:134 **ATTORNEYS** Stipulations, this index Appeals, disability of attorney affecting time to Summary evictions take, 18:20 counsel appearance requirements, corpora-Arguing appeals. See Appeals, this index tions as parties, 7:69 Article 78 proceeding for review of DHCR petitions, signatures, 7:134 decision attorney, tenants' association repright to counsel for low-income tenants facresentation by, 4:311 ing eviction in NYC, 7:126 Assignment of counsel stay of warrant on change of attorneys, 15:50 military service persons, 7:127, 15:26 Tenants' association, representation by, 4:311 pro se litigation, 13:14, 13:15 Vacate stipulation motions, counsel unautho-Authority, vacate stipulation motions, counsel rized to enter, 17:33 et seq. unauthorized to enter, 17:33 et seq. Briefs. 18:52 ATTORNEY'S FEES Change of attorneys, summary eviction stay of Generally, 16:1 et seq. warrant, 15:50 Actions against New York State, 16:64 Conflicts between landlords and tenants, Additional authority for attorney's fees in essential tasks for the attorney, 1:3 landlord-tenant litigation, 16:56 et seq. Corporations as parties, counsel appearance Administrative proceedings, 16:36 requirements, 7:69 Admission in court papers may prove existence Disability of attorney affecting time to take of fees provision, 16:20 appeals, 18:20 Article 7A proceedings, **16:35** Ethical considerations for attorneys in rent Article 78 proceeding for review of DHCR strikes, 19:15 decision, **4:310** Failure of service of process, attorney's affida-Attorney testimony to justify fee, 16:54 vit. 10:45 Bad faith cases, 16:26 Landlord-tenant conflicts, essential tasks for Calculations the attorney, 1:3 Generally, 16:52 Low-income tenants facing eviction in NYC, Lodestar, **16:63** right to counsel for, 7:126 Carrying attorney's fees provisions beyond Military service persons, assignment of counsel lease term, 16:21 for, **7:127**, **15:26** Class actions, **16:58**, **16:59** Nonpayment proceedings requirements, attorney's signature, 9:36 Contempt proceedings, **16:61**, **19:105** Petitions signatures, 7:134 Declaratory judgment actions, 16:36

ATTORNEYS—Cont'd

ATTORNEY'S FEES—Cont'd ATTORNEY'S FEES—Cont'd Real Property Law Section 234, 16:43 Discretion of court, 16:26 Existence of fees provision, admission in court Regulated tenancies, possessory judgment for papers may prove, 16:20 fees in, 16:8 Fair market rent appeals, 16:38 Renewal leases, 16:22 Fees on fees, 16:47, 16:55 Rent overcharge proceedings, 16:60 Freedom of Information Law, 13:69 Rent overcharges, 16:38 Frivolous conduct, sanctions, 16:62 Right to sublet, 16:57 Hearings, 16:53 Sanctions for frivolous conduct, 16:62 Holdover proceedings, possessory judgment Statutory rights cases, 16:37 for fees in, **16:6** Subleases, 16:57 HP proceedings, 16:39 Ultimate outcome determinations, 16:44 et Landlord-tenant context, 16:2 seq. Landlord who is passive codefendant, 16:16 Unfairness cases, 16:26 Lease provisions Validity of attorney's fees provisions, **16:25** Generally, 16:3, 16:4, 16:28 carrying attorney's fees provisions beyond ATTORNMENT term, 16:21 Eviction, foreclosure proceedings after, 8:39 manufactured home parks, 6:149 Foreclosure, 20:30 reciprocal right of tenant, 16:9 et seq. BANKRUPTCY Lodestar calculation, 16:63 Generally, 20:1 Low income tenants, possible exception for, Appointment of trustee to manage property, 16:27 20:7 et seq. Manufactured home parks leases, 6:149 Assumption or rejection of unexpired lease, New York State, actions against, 16:64 10:61 Nonpayment proceeding for regulated tenant, Automatic stay possessory judgment for fees in, 16:8 Generally, 20:4 et seq. Nonprimary residence cases, 16:33 government actions, 20:5 Nonregulated housing, 16:24 relief. 20:6 Nonregulated tenancies, possessory judgment for fees in, **16:7** Chapter 7 liquidation, 20:3 Nonsignatories to lease, 16:15 Chapter 11 reorganization, 20:2 Definitions, state law governs, 10:61 Overcharge proceedings, 16:60 Evictions, expiration or termination of lease, Owner occupancy cases, 16:34 8:51 Passive codefendant landlord, 16:16 Expiration or termination of lease evictions, Possessory judgment for fees in holdover 8:51 proceedings, 16:6 Government actions, automatic stay, **20:5** Possessory judgment for fees in nonpayment Lease, unexpired, assumption or rejection of, proceeding for regulated tenant, 16:8 nonpayment defense, 10:61 Possessory judgment for fees in nonregulated tenancies, 16:7 Mortgagee in possession, no eviction by, 20:22 No eviction by mortgagee in possession, 20:22 Possible exception for low income tenants, Nonpayment defense Prevailing party determinations, 16:40 et seq. Generally, 10:58 et seq. Procedure for recovery of fees, 16:48 et seq. See also Nonpayment Proceedings, this index Provisions in leases plan, tenant-debtor, 10:64 Generally, 16:3, 16:4 reciprocal right of tenant, 16:9 et seq. stay, filing as, 10:58, 10:59

BANKRUPTCY—Cont'd

Procedure to lift stay, nonpayment defense, 10:60

Rejection or assumption of unexpired lease, 10:61

Relief from automatic stay, 20:6

State law governs definitions, 10:61

Stay of warrant of eviction, 15:38

Stay procedure to lift, nonpayment defense,

Summary eviction, stay of warrant of eviction, 15:38

Summary proceeding, filing as stay, **10:59** Tenant-debtor plan, nonpayment defense, **10:64**

Turnover of property, 20:12

Unexpired lease, assumption or rejection of, 10:61

BILLS OF PARTICULARS

Generally, 13:40 et seq.

Clarity of response must be clear, 13:43

Cure of insufficient pleading, 13:44

Insufficient pleading, 13:44

Pleading insufficiency, 13:44

Preclusion order in favor of party serving demand, 13:45

Procedural requirements, 13:41

Response must be clear, 13:43

Stay of proceedings, 13:42

BRIEFS

Appeals, 18:52

BROKER FEES

Fair Credit Reporting Act, 2:37

Rent stabilized tenancies, 2:38

Residences

Generally, 2:36 et seq.

See also Residential Landlord-Tenant Relationship, this index

BUSINESS

Dwelling unit, business use as breach of lease, **8:74 et seq.**

Family day care business operations, **8:76**, **8:77**

Rent stabilization

business use as separate basis for, **4:45** commercial and residential use, **4:43**

BUSINESS—Cont'd

Rent stabilization—Cont'd

primary purpose as professional or commercial, **4:44**

Residential use of commercial unit, 8:78

BUSINESS USE OF DWELLING UNIT

Breach of lease and objectionable conduct, **8:74 et seq.**

BYLAWS

Condominiums, 6:74

Cooperatives, 6:65

CABLE TELEVISION

Residential landlord-tenant relationship, 2:120

CARBON MONOXIDE ALARMS

Habitability, 2:90

CARD KEY SYSTEMS

Habitability, 2:92

CERTIFICATION-FAILURE DEFENSE

See also Occupancy, this index

Alteration ends nonpayment proceedings exemptions, 12:54

Conversion ends nonpayment proceedings exemptions, **12:54**

Exempt buildings, subsequent conversion/ alteration ends exemption, **12:54**

Multiple Dwelling Law Section 302 penalty provisions

holdover proceedings, 12:58

nonpayment proceedings

Generally, 12:56 et seq., 12:63

exceptions to rent collection bar, 12:62 tenant knowledge as waiver, 12:60

Older buildings exemptions from certificate of occupancy requirement, 12:53

Requirements for combined apartments, **12:55** Subsequent conversion/alteration ends exemp-

tion, 12:54

CHRONIC RENT DELINQUENCY

Breach of lease and objectionable conduct evictions, **8:82 et seq.**

Effect on rent stabilized tenancies, 8:83

CITIZENSHIP

Discrimination protection, 3:55

Federally subsidized housing program eligibility, **5:13 et seq.**

CLASS ACTIONS

Attorney's fees, **16:58**, **16:59** Lead paint habitability claims, **2:115**

CLUTTER CASES

Reasonable accommodations, 3:38

COHABITANTS, PROCEEDING AGAINST

See also Roommates, this index Licensee evictions, **8:23**

Summary evictions, cotenant vs cotenant, 7:89

COLLECTIVE BARGAINING BY TENANTS

Manufactured home parks

Generally, 6:143

retaliation protections, 6:144

Nonpayment proceedings, tenant association standing to assert habitability warranty, 12:82

Rent Strikes, this index

Right to organize, 2:124, 2:125

Tenants' associations

representation by attorney, **4:311** standing to assert habitability warranty, **12:82**

COMMINGLING OF FUNDS

Security deposits, 2:30

COMMON CHARGES

Condominiums, 6:75

COMMUNITY RESIDENCES

Mentally ill persons, **6:122**

COMPARATIVE DAMAGES

Liability for breach of habitability warranty, 12:129

COMPUTER RECORDS

Evidence

rebutability, 14:44

CONDOMINIUMS

Generally, 6:71

Board of directors liability for breach of habitability warranty, **12:89**

Boards of managers, 6:73

Bylaws, **6:74**

Common charges, 6:75

Conversions, rent regulated tenancy evictions, 8:196

Deeds, 6:74

Index to Subjects-8

CONDOMINIUMS—Cont'd

Directors liability for breach of habitability warranty, 12:89

Financial considerations of owners, 6:76

Governing schemes, 6:72

Habitability, 6:77

Holdover proceedings, pet rules defenses, 11:51

Initial rent for stabilized tenancies, foreclosed condominiums, 4:109

Managers, boards of, 6:73

Pet rules defenses, 11:51

Regulatory schemes, 6:72

Rent regulated tenancy evictions, conversions, 8:196

Rent stabilized tenancies

foreclosed condominiums, 4:109

Statutory schemes, 6:72

CONFLICTS BETWEEN LANDLORDS AND TENANTS

Generally, 1:1 et seq.

See also Residential Landlord-Tenant Relationship, this index

Essential tasks for the attorney, 1:3

Particular issues, 1:2

CONSEQUENTIAL DAMAGES

Nonpayment proceedings

liability for breach of habitability warranty remedy for breach, 12:94

CONSOLIDATION

Generally, 13:21 et seq.

Alternative of joint trials, 13:27

Appropriate use of procedure, 13:22

Courts favor consolidation where appropriate, 13:22

CPLR 602, common questions of law or fact, 19:20

Denial of consolidation, 13:23

Housing Court Act authority, 13:26

Motion practice

Generally, 13:21 et seq.

denial of consolidation, 13:23

Housing Court Act authority, 13:26

removal and consolidation in Supreme Court, **13:28**

Multiple summary eviction proceedings, 13:25

CONSOLIDATION—Cont'd CONTEMPT—Cont'd Removal and consolidation in Supreme Court, Who can be held in contempt, 19:85 et seq. motion for, 13:28 CONTROL OF RENT Rent strikes, 19:19 et seq. Rent Control and Rent Stabilization, this index CONSTRUCTION DISTURBING TENANTS **CONVERSIONS** Habitability defenses, 12:109 Cooperatives or condominiums, deconverted, CONSTRUCTIVE EVICTION initial rent for stabilized tenancies, 4:109 Habitability defenses, 12:139 CONVEYANCES Residential landlord-tenant relationship, 2:127 Security deposits Generally, 2:32 **CONTEMPT** rent regulation statute requirements, 2:33 Generally, 19:79 Attorney's fees, 16:61, 19:105 **COOPERATIVES** Burdens of proof Generally, 6:58 et seq. Generally, 19:96 et seq. Boards of directors, evictions, 6:64 civil contempt, 19:97 By-laws, **6:65** criminal contempt, 19:98 Conversions, rent regulated tenancy evictions, Civil contempt 8:196 Generally, 19:80 Cooperative corporation, responsibilities of, additional civil penalties, 19:84 6:67 et seq. burdens of proof, 19:97 Disclosures to prospective purchasers, 6:60 elements, 19:97 **Evictions** notice requirements, 19:90 et seq. Generally, 6:61 et seq. penalties, 19:81 boards of directors, 6:64 Criminal contempt conversions of rent regulated tenancies, Generally, 19:82 8:196 burdens of proof, 19:98 cooperative corporation eviction of elements, 19:98 shareholder/proprietary lessee, 6:69 noneviction plans, 6:63 notice requirements, 19:95 penalties, 19:83 persons protected from eviction prior to repeal of eviction plan option, 6:62 Defenses, 19:99 plan option, repeal, persons protected from Elements eviction prior to repeal of, 6:62 Generally, 19:96 et seq. plans civil contempt, 19:97 noneviction plans, 6:63 criminal contempt, 19:98 repeal of eviction plan option for persons Imprisonment, order of, 19:102 protected from eviction prior to, 6:62 Motion practice within contempt proceeding. rent regulated tenancy conversions, 8:196 19:100 shareholder/proprietary lessee, cooperative Notice requirements corporation eviction of, 6:69 Generally, 19:89 Exemptions from rent stabilization, 4:72 et civil contempt, 19:90 et seq. seq. criminal contempt, 19:95 Foreclosures Order of imprisonment, 19:102 cooperative corporation, 20:32 Penalties exemptions from rent control and rent civil contempt, 19:81 stabilization, 4:76 Full disclosures to prospective purchasers, 6:60 criminal contempt, 19:83 Trial, 19:101 Governing schemes, 6:59

CORPORATIONS—Cont'd COOPERATIVES—Cont'd Summary evictions—Cont'd Habitability corporations as parties, 7:68 Generally, **6:68** shareholder liability for breach of, 12:88 nonexistent corporation as parties, 7:76 Holdover proceedings, pet rules defenses, COSTS AND FEES 11:51 Authority for award of costs and sanctions, Initial rent for stabilized tenancies, foreclosed Rule 130-1, 16:68 et seq. cooperatives or condominiums, 4:109 HP actions, 19:73 Leases, proprietary, 6:65 Indigents, 16:66 Liability for breach of habitability warranty, Poor persons, 16:66 12:88 Rule 130-1 authority for award of costs and Maintenance, 6:66 sanctions, 16:68 et seq. Nonpayment proceedings Statutory costs, 16:65 liability for breach of habitability warranty, Summary eviction subpoenas 12:88 Generally, 14:35 standing to assert habitability warranty, poor persons' litigation, 14:36 12:83 pro se litigation, 14:36 Owners, financial considerations of, 6:70 Pet rules defenses, holdover proceedings, 11:51 **COTENANTS** Private Housing Finance Law, succession Summary evictions, cotenant vs cotenant, 7:89 rights in co-op shares bequest, 6:21 COUNTERCLAIMS Proprietary leases, 6:65 Administrative remedies, courts may consider, Prospective purchasers, full disclosures to, 10:86 6:60 Breach of security claims, nonpayment Regulatory scheme governing, 6:59 proceedings, 10:88 Rent control and rent stabilization Conditions dangerous to life, health, safety, conversions, 8:196 nonpayment proceedings, 10:82 exemptions from rent stabilization, 4:72 et Courts may consider administrative remedies, 10:86 foreclosed cooperatives or condominiums, Damages, nonpayment proceedings, 10:89 4:109 Discretion to entertain or sever Responsibilities of cooperative corporation, Generally, 10:67 et seq. 6:67 et seq. inextricably intertwined counterclaims, Shareholder/proprietary lessee, cooperative 10:68 corporation eviction of, 6:69 related counterclaims, 10:69 Statutory scheme governing, 6:59 Equitable, jury trial waiver, 10:36 Succession rights in co-op shares bequest, Eviction, 1:30 Private Housing Finance Law, 6:21 Forum, courts may consider administrative Summary evictions, cooperative corporations remedies, 10:86 as parties, 7:77 Habitability claims Tenant-shareholders standing to assert habitholdover proceedings, 10:78 ability warranty, 12:83 nonpayment proceedings, 10:76 et seq. waivers of counterclaims **CORPORATIONS** Generally, 10:71 Cooperative corporation, responsibilities of, 6:67 et seg. Habitability defenses, 12:98 et seq. Health, conditions dangerous to, 10:82 Primary residence requirement, 4:47 Holdover proceedings, 10:78 Summary evictions cooperative corporations as parties, 7:77 Inextricably intertwined counterclaims, 10:68

COUNTERCLAIMS—Cont'd

Jury trial waiver, equitable counterclaims, 10:36

Life, conditions dangerous to, 10:82

Mandatory counterclaims, 10:68

Negligence, 10:87

Nonpayment defenses

Generally, 10:65 et seq.

See also Nonpayment Proceedings, this index

Orders to correct, 10:81

Overcharge of rent counterclaims, 10:84

Plenary action, stay while pursuing counterclaim in, 10:75

Related counterclaims not stricken, 10:69

Rent overcharge, 10:84

Safety, conditions dangerous to, 10:82

Scope of claim, 10:80

Security breach claims, 10:88

Separate HP action as barring, 10:83

Settlement of suit affecting, 10:74

Statute of limitations, 10:79

Stay while pursuing counterclaim in plenary action, 10:75

Subject matter jurisdiction, 10:66

Summary eviction proceedings, 1:30, 5:101

Tort liability, 10:87

Waivers of counterclaims

habitability, 10:71

lease expirations, regulated housing, 10:72 nonpayment proceedings, 10:70 et seq. regulated housing lease expirations, 10:72

COURTS

Acts and rules, procedural law for summary proceedings, **1:19**

Authority of court, summary evictions, 7:37

Federal Courts, this index

Power of court, summary evictions, 7:37

CRIMINAL LAW

Harassing rent regulated tenants, criminal penalties, **4:204**

Illegal activity as basis for eviction

Generally, 8:99 et seq.

See also Summary Eviction, this index

Self-help evictions

Generally, 7:6

misdemeanor offenses, 1:21

CROSS CLAIMS

Nonpayment proceedings, 10:90

DAMAGES

Abandonment of premises, mitigation of damages, 2:138

Comparative damages, 12:129

Consequential damages, 12:94

Counterclaims, 10:89

Counterclaims, nonpayment proceedings, 10:89

Discrimination claims, 3:66

Discrimination remedies, 3:66

Emotional distress damages, 12:96

Frivolous litigation, punitive damages, 16:80

Habitability, this index

Mitigation of damages, abandonment of premises, 2:138

Nonpayment proceedings, 10:89, 12:117

Percentage damages, breach of habitability warranty, 12:92

Rent overcharge remedies, treble damages, 4:275

Self-help evictions, 7:5

Subletting, limits on rent charged violations, treble damages, **2:59**

Subletting rent charge violations, treble damages, 2:59

Subletting surcharges violations, treble damages, 2:59

Vacate or stay warrants of eviction motions, 17:53

DEAF PERSONS

Interpreters, 14:4

DEATH

Lease termination on death of tenant, 2:137 Nonpayment proceedings, petitions, tenant death, 9:44

DEEDS

Condominiums, 6:74

Exhibition to tenant, foreclosure proceedings after evictions, **8:37**, **8:38**

DEFAULT

Article 7A proceedings, 19:43

Assignment of counsel for servicemembers, 15:26

DEFAULT—Cont'd

Motion to vacate judgment, 17:8 et seq. Default judgment must be requested, summary eviction, **15:10** Nonmilitary affidavits for default judgments, Demand for rent, nonpayment petition must summary eviction, 15:19 et seq. allege, summary eviction, 15:11 Nonpayment petition must allege demand for Excusable defaults, stipulations, 14:65 rent, summary eviction, 15:11 Inquests Personal knowledge requirement that judgment be supported by statement of one with, summary eviction 15:27 Generally, 15:16 Postcard notice of default in New York City, fraud prevention, 15:17 summary eviction, **15:14**, **15:15** Judgments Rent demand, nonpayment petition must appeals allege, summary eviction, 15:11 Generally, 18:6 Requirement that judgment be supported by appeals from denials, motion to vacate, 18:7 statement of one with personal knowlcondition for stay, rent deposit as, motion to edge, 15:27 vacate, 17:21, 17:22 Servicemembers, assignment of counsel for, denials, appeals from, motion to vacate, 18:7 15:26 eviction, 1:34 Servicemembers' Civil Relief Act (SCRA), excusable default, motion to vacate, 17:16, 15:22 17:17 Soldiers' and Sailors' Relief Act, 15:23 fraud in obtaining default judgment, 17:19 Stay of issuance of eviction warrant upon lack of personal jurisdiction, motion to default, NYC, summary eviction, 15:18 vacate, 17:12 et seq. Stipulations, excusable defaults, 14:65 lack of subject matter jurisdiction, motion to Summary eviction vacate, 17:11 Generally, 15:8 et seq. meritorious defense, motion to vacate, default judgments 17:16, 17:18 Generally, 15:8 et seq. motion to vacate requests, 15:10 appeals from denials, 18:7 demand for rent, nonpayment petition must condition for stay, rent deposit as, 17:21, allege, 15:11 17:22 inquests denials, appeals from, 18:7 Generally, 15:16 excusable default, 17:16, 17:17 fraud in obtaining default judgment, 17:19 fraud prevention, 15:17 lack of personal jurisdiction, 17:12 et seq. issuance of eviction warrant upon default, lack of subject matter jurisdiction, 17:11 stay in NYC, 15:18 meritorious defense, 17:16, 17:18 limitation on money judgments, 15:12, rent deposit as condition for stay, 17:21, 15:13 17:22 money judgments limitation, 15:12, 15:13 stay, rent deposit as condition, 17:21, nonmilitary affidavits for default judgments, 17:22 15:19 et seq. order denying vacatur of, appeals, 18:7 nonpayment petition must allege demand for rent deposit as condition for stay, motion to rent, 15:11 vacate, 17:21, 17:22 postcard notice of default in New York City, stay, rent deposit as condition, motion to 15:14, 15:15 vacate, 17:21, 17:22 rent demand, nonpayment petition must summary evictions, 1:34 allege, 15:11 Money judgment limitation, summary eviction, stay of issuance of eviction warrant upon default, NYC, 15:18 15:12, 15:13

DEFAULT—Cont'd

DEFAULT-Cont'd

Summary eviction—Cont'd two types of default, **15:9**Two types of default, **15:9**Vacate judgment motions, **17:8 et seq.**

DEFENSES

Acceptance of rent after service of notice of termination, holdover proceedings, **11:12**

Acceptance of rent as waiver, holdover proceedings

Generally, 11:4 et seq.

what constitutes acceptance, 11:5 et seq.

Antidiscrimination defenses

Generally, 11:28 et seq.

See also Holdover Proceedings, this index

Article 7A proceedings, 19:44

Cashing of check as acceptance of rent, holdover proceedings, 11:7

Contempt, 19:99

Failure of Service of Process, this index

Holdover Proceedings, this index

Knowledge of breach acceptance of rent with, holdover proceedings, **11:8 et seq.**

Landlord's waiver of right to proceed, holdover proceedings, 11:3

Nonpayment

Generally, 10:37 et seq.

See also Nonpayment Proceedings, this index

Notice of termination, acceptance of rent after service of, 11:12

Offer of renewal lease as waiver, holdover proceedings, **11:18**

Personal jurisdiction, lack of, nonpayment proceedings, **10:37**

Renewal lease offer as waiver, holdover proceedings, **11:18**

Retaliatory Eviction, this index

Waiver

Generally, 11:3 et seq.

See also Holdover Proceedings, this index

DEPARTMENT OF HOMES AND COMMUNITY RENEWAL (DHCR)

Administrative review petition, modification or revocation during pendency of, **4:305**

Article 7A administrators, authority as to, 19:52

DEPARTMENT OF HOMES AND COMMUNITY RENEWAL (DHCR) —Cont'd

Counterclaims, nonpayment proceedings, concurrent jurisdiction, **10:85**

Failure to pay rent stabilization fee during grace period, 12:66

Inspection, failure to maintain required services and rent reductions, **4:290**

Jurisdiction, Article 7A administrators, **4:253**Manufactured home parks, DHCR enforcement

of Real Property Law Section 233, **6:150**Modification during pendancy of patitions for

Modification during pendency of petitions for administrative review, **4:305**

Nonpayment proceedings

counterclaims, concurrent jurisdiction, **10:85** defenses, DHCR registration failures, **12:64**

Registration failures, nonpayment proceedings defenses, 12:64

Rent Control and Rent Stabilization, this index Revocation during pendency of petitions for administrative review, **4:305**

Rules of Practice, 4:233

Ruling, effect on court judgment when no stay, 4:251

Summary eviction, stay of warrant, 15:49

Treatment of minor conditions, failure to maintain required services and rent reductions, **4:288**

DEPARTMENT OF SOCIAL SERVICES

Joinder, 13:17

DISABILITIES

Addiction to alcoholism and drug, discrimination protections, **3:34**

AIDS or HIV, discrimination protections, **3:33**Alcoholism addiction, discrimination protections, **3:34**

Community residences, mentally ill persons, **6:122**

Construction standards, discrimination protections, 3:35

Deaf persons, interpreters, 14:4

Defenses in holdover proceedings, discrimination protections, 11:29

Definitions, discrimination protections, **3:32** Discrimination protections

Generally, 3:31 et seq.

addiction to alcoholism and drug, 3:34

DISABILITIES—Cont'd	DISABILITY RENT INCREASE
Discrimination protections—Cont'd	EXEMPTION (DRIE) PROGRAM
AIDS or HIV, 3:33	—Cont'd
alcoholism addiction, 3:34	Annual income limitation, 4:316
construction standards, 3:35	Calculations, 4:317
defenses in holdover proceedings, 11:29	Covered housing types, 4:314
definitions, 3:32	Covered rent increases, 4:319
drug addiction, 3:34	Eligibility, mistake as to, 4:320
government obligations, 3:40	Eligibility date, 4:318
mentally disabled tenants safety threats, 3:39	Housing types covered, 4:314
reasonable accommodations	Mistake as to eligibility, 4:320
Generally, 3:36	Penalties for violation, 4:322
pets, 3:37	Portability of exemption, 4:321
sources of law, 3:32	Rent increases covered, 4:319
Drug addiction, discrimination protections, 3:34	Types of housing covered, 4:314 Violations, penalties for, 4:322
Eviction exempt tenants, rent regulated tenancies, 8:187 et seq.	DISCLOSURES
Government obligations, discrimination protec-	Cooperatives, full disclosures to prospective
tions, 3:40	purchasers, 6:60
Guide dogs, pet rule defenses, 11:34, 11:57	Leases charges, manufactured home parks,
HIV/AIDS housing, this index	6:139
Holdover proceedings	Social security numbers, residential landlord-
guide dogs, pet rule defenses, 11:34, 11:57	tenant relationship occupancy conditions,
personal use proceedings defenses, 11:61 ,	2:42
11:62	DISCONTINUE PROCEEDINGS
Incompetents, summary evictions, 7:117	Motion practice, 13:31, 13:32
Interpreters, deaf persons, 14:4	DISCOVERY
Mentally disabled tenants safety threats, 3:39	Generally, 13:46 et seq.
Mentally ill persons, community residences,	Admit notices
6:122	Generally, 13:48 et seq.
Personal use proceedings defenses, 11:61,	exceptions to right of, 13:50
11:62	forms
Pet rule defenses, guide dogs, 11:34, 11:57	Generally, 13:70 et seq.
Reasonable accommodations	documents, 13:71
Generally, 3:36	facts, 13:70
clutter cases, 3:38	photographs, 13:72
pets, 3:37	penalty for false denials, 13:51
Rent regulated tenancies	response to notice, time of, 13:49
eviction exempt tenants, 8:187 et seq.	service of notice, time of, 13:49
succession rights, disabled persons in co-op	time of service and response to notice, 13:49
or condo eviction plan conversions,	what notice may not demand, 13:50
4:230	Ample need showing, 13:53
Section 202 housing for elderly and handi-	Bills of Particulars, this index
capped, 5:193	Consequences of failure to comply with court-
DISABILITY RENT INCREASE	ordered discovery, 13:62
EXEMPTION (DRIE) PROGRAM	Court-ordered discovery, failure to comply
Generally, 4:313 et seq.	with, 13:62

DISCOVERY—Cont'd	DISCOVERY—Cont'd
Documents, form of admit notice, 13:71	Permission to conduct—Cont'd
Enforcement, 13:62	nonpayment proceedings—Cont'd
Eviction, 1:31	holdovers compared, 13:54 et seq.
Exceptions to rights of discovery	nonprimary residence cases, 13:55
Generally, 13:47 et seq.	owner's use proceedings, 13:57
no discovery as of right, 13:47	repairs, housing part actions for, 13:59
Facts, form of admit notice, 13:70	section 8 housing, 13:61
Failure to comply with court-ordered	Photographs, form of admit notice, 13:72
discovery, 13:62	Repairs, housing part actions for, 13:59
Forms of admit notices	Response to admit notice, time of, 13:49
Generally, 13:70 et seq.	Rights
documents, 13:71	admit notice, 13:48
facts, 13:70	rent control and rent stabilization, improve-
photographs, 13:72	ment based rent increases, 4:169
Freedom of Information Law, this index	Section 8 housing
Holdovers vs nonpayments, more freely	permission to conduct, 13:61
granted, 13:54 et seq.	Service of admit notice, time of, 13:49
Housing part actions for repairs, 13:59	Summary eviction, 13:39
How ample need for discovery is shown, 13:53	Summary eviction, eviction, 1:31
Illegal use evictions, 13:56	Time of service to admit notice, 13:49
More freely granted, holdovers vs nonpayments, 13:54 et seq.	DISCRIMINATION
No discovery as of right, 13:47	Generally, 3:1 et seq.
Nonpayment proceedings	Actual or perceived sexual orientation as
court may supervise discovery, 13:60	protected category, 3:24
permission to conduct, 13:58	Addiction to alcoholism and drug, disabled
Nonpayments vs holdovers, more freely	persons protections, 3:34 Additional protections in New York City, 3:22
granted, 13:54 et seq.	AIDS or HIV, 3:33
Nonprimary residence cases, 13:55	Alcoholism addiction, 3:34
Notice to admit available as of right, 13:48 et	Alienage as protected category, 3:55
seq.	Americans With Disabilities Act defenses in
Owners use proceedings, 13:57	holdover proceedings, 11:31
Penalty for false denials after admit notice,	Antidiscrimination statutes, defenses based on
13:51	Generally, 11:28 et seq.
Permission to conduct	See also Holdover Proceedings, this index
Generally, 13:52 et seq.	Children, manufactured home parks, 6:155
ample need showing, 13:53	Citizenship as protected category, 3:55
holdovers vs nonpayments, 13:54 et seq.	Constitutional protection, 3:5, 3:6
housing part actions for repairs, 13:59	Creative approach regarding tenant's conduct,
how ample need for discovery is shown,	defenses in holdover proceedings, 11:45
13:53	Damages remedy, 3:66
illegal use evictions, 13:56	Dangerous conduct, defenses in holdover
more freely granted, holdovers vs nonpay-	proceedings, 11:44
ments, 13:54 et seq.	Defenses in holdover proceedings
nonpayment proceedings	Americans With Disabilities Act, 11:31
Generally, 13:58	creative approach regarding tenant's
court may supervise discovery, 13:60	conduct, 11:45

DISCRIMINATION—Cont'd	DISCRIMINATION—Cont'd
Defenses in holdover proceedings—Cont'd	New York State law remedies, 3:62
dangerous conduct, 11:44	Partnership status, as protected category, 3:52
disabilities, 11:29	Pets, reasonable accommodations, 3:37
disabilities affecting behavior or living	Protected categories
conditions, 11:41	Generally, 3:21 et seq.
Fair Housing Amendments Act, 11:33	actual or perceived sexual orientation, 3:24
guide dog statutes, 11:34, 11:57	additional protections in New York City,
landlord's response to defense, 11:40	3:22
reasonable accommodations, 11:42, 11:43	alienage, 3:55
Rehabilitation Act of 1973, 11:32	citizenship, 3:55
relief available to tenant, 11:39	domestic violence victims of, 3:29, 3:30
statutory authority, 11:30	familial status protection, 3:41 et seq.
Disability Rent Increase Exemption Program,	gender, 3:25
this index	income source, 3:53
Disabled persons protections	manufactured home parks, 6:154, 6:155
Generally, 3:31	marital status, 3:52
See also Disabilities, this index	partnership status, 3:52
Domestic violence victims of	race, 3:23
Generally, 3:29	religion, 3:54
lease termination rights, 3:30	sexual harassment, 3:26 et seq.
Drug addiction, disabled persons protections,	sexual orientation, actual or perceived, 3:24
3:34	source of income, 3:53
Eviction proceedings, stay of, 3:2	victims of domestic violence, 3:29
Familial status protection, 3:41 et seq.	Race, 3:23
Federal Fair Housing Act, manufactured home	Reasonable accommodations
parks, 6:157	defenses in holdover proceedings, 11:42,
Gender as protected category, 3:25	11:43
Government obligations, disabled persons	disabled persons protections, 3:36
protections, 3:40	pets, 3:37
Guide dog statutes, defenses in holdover	Rehabilitation Act of 1973, 11:32
proceedings, 11:34, 11:57	Relief available to tenant, 11:39
Holdover defenses based on antidiscrimination	Religion as protected category, 3:54
statutes	Remedies
Generally, 11:28 et seq.	Generally, 3:59 et seq.
See also Holdover Proceedings, this index	damages, 3:66
Income source discrimination	federal law, 3:60 , 3:61
income as protected category, 3:53	New York City law, 3:64 , 3:65
Section 8 programs, 5:129 , 5:130	New York State law, 3:62
Landlord's response to defenses in holdover	Safety threats, mentally disabled tenants, 3:39
proceedings, 11:40	Section 8 programs, discrimination against
Manufactured home parks	tenants based on source of income, 5:129
Generally, 6:153 et seq.	5:130
See also Manufactured Home Parks, this	Sexual harassment protection, 3:26 et seq.
index	Sexual orientation, actual or perceived as
Marital status as protected category, 3:52	protected category, 3:24
Mentally disabled tenants safety threats, 3:39	Source of income
New York City, additional protections in, 3:22	as protected category, 3:53

DISCRIMINATION—Cont'd DISMISSAL—Cont'd Termination notice, effect of dismissal on, Source of income-Cont'd 8:259 discrimination against tenants, Section 8 programs, 5:129, 5:130 Time to answer when motion to dismiss is Sources of protection denied, 13:5 Generally, 3:3 et seq., 3:4 When grounds for dismissal must be raised, Age Discrimination Act of 1975, 3:13 13:4 Americans With Disabilities Act, 3:11 With or without prejudice, 13:6 Civil Rights Act of 1866, 3:9 DOMESTIC VIOLENCE constitutional, 3:5, 3:6 Discrimination protections for victims, 3:29, disability law, 3:32 3:30 federal statutes. 3:7 Lease termination provisions for victims of, General Obligations Law. 3:19 2:135, 3:30 New York City Human Rights Law, 3:20 DRUG ACTIVITY New York State Civil Rights Law, 3:16 Addiction, disabilities discrimination protec-New York State Human Rights Law, 3:15 tions, 3:34 New York State statutes, 3:14 et seq. Eviction, illegal activity Real Property Law Section 236, 3:17 Generally, 8:113 Real Property Law Section 237, 3:18 proof of presence of drugs, 8:142 Rehabilitation Act of 1973, 3:12 trade or manufacture of drugs, 8:128 Title VIII of Civil Rights Act of 1968, 3:8 Federally subsidized housing programs, 5:48 Title VI of the Civil Rights Act of 1964, 3:10 **DUE PROCESS** Statute of limitations Federally subsidized housing programs, 5:1 federal law, 3:61 Housing programs, federally subsidized, 5:1 New York State law, 3:63 Interpreters, 14:5 Statutory authority, defenses in holdover Party designations in summary evictions, 7:116 proceedings, 11:30 Subsidized housing programs, federally, 5:1 Stay of eviction proceedings, 3:2 Substantial impact on rights, federal programs, Victims of domestic violence as protected category, 3:29 Summary evictions, party designations, 7:116 Voucher information discrimination against tenants **EJECTMENT** Section 8 program, 5:129, 5:130 Generally, 7:2 See also Summary Eviction, this index **DISMISSAL** Registration-related defense, 12:51 Effect of dismissal on termination notice, RPAPL 753(4) Supreme Court ejectment 8:259 actions, 8:61 et seq. Failure of service of process, 10:41 Failure to prosecute, 13:7 ELDERLY PERSONS Motion practice Senior Citizens, this index Generally, 13:3 et seq. dismissal with or without prejudice, 13:6 **ELECTRICITY** failure to prosecute, 13:7 Common areas, habitability, 2:82 time to answer when motion to dismiss is Utilities, this index denied, 13:5

when grounds for dismissal must be raised,

13:4

ELEVATOR MIRRORS

Habitability, 2:87

EMERGENCY REPAIR PROGRAM (ERP)

Generally, 19:76 et seq.

Housing Part Actions, this index

EMERGENCY TENANT PROTECTION ACT (EBTA)

Rent Control and Rent Stabilization, this index

EMOTIONAL DISTRESS DAMAGES

Breach of habitability warranty, 12:96

ESTATES

Parties, summary evictions Generally, **7:93** Surrogate's Court role, **7:94**

ESTOPPEL, TENANCY BY

Residential landlord-tenant relationship, 2:12

EVICTION

See also Summary Eviction, this index
Access refusal as grounds for eviction
breach of lease and objectionable conduct,
8:87

rent regulated tenancies, 8:179, 8:180

Alteration, substantial, rent regulated tenancies, 8:207 et seq.

Appliances, installation without consent, **8:66** et seq.

Application stays obligation to renew, rent stabilized tenancies, **8:149**

Attornment, foreclosure, proceedings after, 8:39

Authorization to evict, rent regulated tenancies, 4:254

Bankruptcy, 8:51

Breach of lease and objectionable conduct Generally, **8:54 et seq.**

access to make repairs, refusal to provide, 8:87

annoyances, 8:94

appliances, installation without consent, **8:66 et seq.**

chronic rent delinquency, **8:82 et seq.**collection of surcharge is waiver, **8:67**commercial unit, residential use of, **8:78**commission of waste, **8:79**, **8:80**consent, installation of satellite dishes and television antennae without, **8:69**consent, installment of appliances without,

8:66 et seq.

EVICTION—Cont'd

Breach of lease and objectionable conduct —Cont'd

—Cont u

continuous conduct, 8:92

Cure of breach, below

danger, imminence of, 8:95

dangerous conduct, 8:92

disabilities causing, 8:90

disabilities causing objectionable conduct, **8:90**

duplicate key, refusal to supply, 8:86

eccentric behavior, 8:93

family day care business operation, **8:76**, **8:77**

frequent conduct, 8:92

hoarding, 8:97

imminence of danger, 8:95

installation of appliances without consent, **8:66 et seq.**

installation of satellite dishes and television antennae without consent, **8:69**

landlord's collection of surcharge is waiver, **8:67**

musical instrument use, 8:96

nature of objectionable conduct, 8:91

nuisance, 8:89 et seq.

objectionable conduct, or nuisance

Generally, 8:89 et seq.

nature of objectionable conduct, 8:91

overcrowding after agency finding, 8:81

pet rule violations, 8:71 et seq.

recurring conduct, 8:92

refusal to provide access to make repairs, 8:87

refusal to supply duplicate key, **8:86** rent delinquency, chronic, **8:82** et seq.

repairs, refusal to provide access to make, 8:87

residential use of commercial unit, **8:78** rights protected if lease is silent, **8:68** satellite dish antennae installation without

consent, **8:69**

silent lease, rights protected by, 8:68

smoking in apartment, 8:98

surcharge collection of surcharge as waiver, **8:67**

television antennae installation without consent, **8:69**

unauthorized alterations, 8:79

EVICTION—Cont'd	EVICTION—Cont'd
Breach of lease and objectionable conduct	Cure of breach—Cont'd
—Cont'd	moving out of objectionable household
unauthorized occupants, 8:88	member, 8:60
waiver, collection of surcharge as, 8:67	nuisance proceeding, 8:59
waste, 8:79 , 8:80	NYC, statutory postjudgment opportunity to
Business use as separate basis for, rent	cure, 8:58
stabilization, 4:45	objectionable household member moving
Business use of dwelling unit, 8:74 et seq.	out, 8:60
Certificate of occupancy prerequisite to	opportunity to cure, 8:55 et seq. RPAPL 753(4) Supreme Court ejectment
personal use eviction, Loft Law, 6:116	actions, 8:61 et seq.
Certificates of eviction, rent regulated tenancies, 4:254 , 8:147	specific types of violations, 8:65
Chronic rent delinquency, 8:82 et seq.	statutory postjudgment opportunity to cure
Civil forfeiture as basis for, 8:100 et seq.	Generally, 8:57
Co-habitants, proceeding against, 8:23	NYC, 8:58
Collection of surcharge is waiver, 8:67	ten-day pre-proceeding opportunity to cure,
Commencing proceeding, 1:27	8:56
Commercial unit, residential use of, 8:78	types of violations, 8:65
Commission of waste, 8:79, 8:80	violations, specific types of, 8:65
Concurrent nonpayment and drug holdover	Danger, imminence of, 8:95
proceedings, 8:143	Dangerous conduct, 8:92
Conditional limitations and conditions	Deed, exhibition to tenant after foreclosure,
subsequent, expiration or termination of	8:37, 8:38
lease, 8:47	Default judgments, summary evictions, 1:34
Consolidation of multiple summary eviction	Definition of tenant, 8:41
proceedings, 13:25	Developing law on wholly private evictions, unregulated/unsubsidized private housing,
Constructive Eviction, this index	8:44
Continuous objectionable conduct, 8:92	Disabilities causing objectionable conduct,
Control tenancies, certificate of eviction, 8:147	8:90
Co-op and condo conversions, rent regulated tenancies, 8:196	Disabled persons exemptions, rent regulated tenancies, 8:187 et seq.
Cooperative corporation eviction of	Discovery
shareholder/proprietary lessee, 6:69	illegal use evictions, 13:56
Cooperatives	summary evictions, 1:31
Generally, 6:61 et seq.	Discrimination, stay of eviction, 3:2
See also Cooperatives, this index	Drug activity
Course of typical summary eviction proceed-	Generally, 8:113
ing, 1:25	holdover proceedings and concurrent
Court of competent jurisdiction, 8:199	nonpayment, 8:143
Court process, eviction protection without,	trade or manufacture of drugs, 8:128
adult care facilities	Duplicate key, refusal to supply, 8:86
Generally, 6:124	Evidence, illegal activity as basis for, 8:138 et
jury trial rights, 6:129	seq.
Criminal prosecution possibility, illegal activity as basis for, 8:137	Exclusionary rule, illegal activity as basis for, 8:140, 8:141
Cure of breach	Exempt tenants, rent regulated tenancies, 8:187
Generally, 8:55 et seq.	et seq.

EVICTION—Cont'd	EVICTION—Cont'd
Expenses of moving and relocation expenses,	Grounds for eviction—Cont'd
stabilized tenancies, 8:151	alteration, substantial, 8:207 et seq.
Expiration or termination of lease	hotel tenant's room, rehabilitation of, 8:181
bankruptcy, 8:51	et seq.
conditional limitations and conditions	illegal occupancy, 8:157 et seq.
subsequent, 8:47	illegal subletting, 8:164 et seq.
conditions subsequent, 8:47	illusory prime tenant cases, 8:168, 8:169
illegal use, 8:52	nonprimary residences, 8:198 et seq.
limitations, conditional, 8:47	not-for-profit institution, recovery of
nonpayment of rent, 8:49	premises for use by, 8:172 et seq.
nonpayment of taxes, 8:50	overcharging roommates, 8:170, 8:171
objectionable tenant, 8:46	overcharging subletting tenant, 8:166
reason for eviction not required, 8:43	owner's use, recovery of premises for, 8:176
removal of smoke detectors, 8:53	et seq., 8:184 et seq.
rent, nonpayment of, 8:49	recovery of premises for owner's use, 8:176
rent regulated housing, 8:48	et seq., 8:184 et seq.
smoke detector removals of, 8:53	recovery of premises for use by not-for-
subsequent conditions, 8:47	profit institution, 8:172 et seq.
taxes, nonpayment of, 8:50	refusal of access, 8:179 , 8:180
unregulated/unsubsidized private housing, 8:43	refusal to renew stabilized lease, 8:160 et seq.
Factual issues, Loft Law, 6:114	rehabilitation of hotel tenant's room, 8:181
Family day care business operation, 8:76 , 8:77	et seq.
Federally subsidized housing, illegal activity as	remodeling, substantial, 8:207 et seq.
basis for, 8:119 et seq.	rental market, withdrawal of units from,
Federal rent subsidy effect on right to evict,	8:216 et seq.
20:20	rent regulated tenancies, 8:155 et seq.
Foreclosure, proceedings after	roommate overcharging, 8:170, 8:171
Generally, 8:32 et seq.	stabilized lease, refusal to renew, 8:160 et
attornment effect of, 8:39	seq.
deed, exhibition to tenant, 8:37, 8:38	subletting, illegal, 8:164 et seq.
effect of attornment, 8:39	subletting, overcharging, 8:166
effect of federal rent subsidy effect on right to evict, 20:20	substantial alteration or remodeling, 8:207 et seq.
eviction under writ of assistance, 20:15	withdrawal of units from rental market,
*	8:216 et seq.
notice, service of, 8:36	Harassment, rent regulated tenancies, 8:156
notice to quit, 8:35	Hoarding, 8:97
parties, 8:33	Holdover proceedings distinguished, 1:23
receivers, eviction proceedings by, 20:26	Homeless Shelters, this index
service of notice, 8:36	Hotel tenant's room, rehabilitation of, 8:181 et
tenant, exhibition of deed to, 8:37, 8:38	seq.
tenants protected, 8:34	Illegal activity as basis for
who may maintain proceeding, 8:33	1989 HUD notice, 8:120
Forum, summary evictions, 1:39	Generally, 8:99 et seq.
Frequent objectionable conduct, 8:92	allegation requirements under RPAPL, 8:126
Grounds for eviction	et seq.
access refusal, 8:179, 8:180	civil forfeiture, 8:100 et seq.

EVICTION—Cont'd	EVICTION—Cont'd
Illegal activity as basis for—Cont'd	Landlord-tenant relationship existing, 8:40 et
concurrent nonpayment and drug holdover	seq.
proceedings, 8:143	Landlord-tenant relationship not existing, 8:8
conflict with Escalera, 8:122	et seq.
criminal prosecution possibility, 8:137	Law enforcement, eviction by, 8:112 et seq.
double jeopardy claims, 8:106	Leases
drug activity	Cure of breach, below
Generally, 8:113	Expiration or termination of lease, above
trade or manufacture of drugs, 8:128	Licensees
drug holdover proceedings and concurrent nonpayment, 8:143	Generally, 8:16 et seq. , 8:20 et seq. co-habitants, proceeding against, 8:23
Escalera conflict, 8:122	household members remaining, proceedings
evidence, 8:138 et seq.	against
exclusionary rule, 8:140, 8:141	Generally, 8:20 et seq.
federally subsidized housing, 8:119 et seq.	spouse protections, 8:21
law enforcement, eviction by, 8:112 et seq.	notice to quit
neighbors, eviction by, 8:112 et seq.	Generally, 8:18
notices, 8:108 et seq.	service, 8:19
Nuisance Abatement Law, 8:118	superintendent/employee proceedings,
possibility of criminal prosecution, 8:137	8:25
proof of presence of drugs, 8:142	parties, 8:17
proof requirements under RPAPL, 8:126 et	proceeding against co-habitant, 8:23
seq.	remaining household members, proceedings
Real Property Law, 8:104	against
rent regulated tenants, 8:123 et seq.	Generally, 8:20 et seq.
RPAPL, 8:105	spouse protections, 8:21
RPAPL Section 711(5), 8:111	service of notice to quit, 8:19
RPAPL Section 715	spouse protections, 8:21
Generally, 8:121	spouse's rights, 8:21
eviction by law enforcement and	superintendent/employee proceedings, 8:24
neighbors, 8:112 et seq.	et seq.
search and seizure, 8:138 et seq.	who may maintain, 8:17
self-incrimination privilege, 8:107	Limitations, conditional, expiration or termination of lease, 8:47
special practice considerations, 8:136	Lofts
Illegal occupancy, rent regulated tenancies, 8:157 et seq.	Generally, 6:111 et seq.
Illegal subletting, 8:164 et seq.	See also Loft Law, this index
Illegal use	Long-term resident exemptions, rent regulated
expiration or termination of lease, 8:52	tenancies, 8:187 et seq.
permission to conduct discovery, 13:56	Mortgagee in possession, no eviction by, 20:22
Illusory prime tenant cases, 8:168 , 8:169	Moving expenses, rent regulated tenancies, 8:151
Installation of appliances without consent, 8:66	Moving out of objectionable household
et seq.	member, cure of breach, 8:60
Judgments, summary evictions, 1:33	Musical instrument use, 8:96
Jury trial rights, adult care facilities, 6:129	Nature of objectionable conduct, 8:91
Landlord's collection of surcharge as waiver of	Neighbors, eviction by, illegal activity as basis
objectionable conduct, 8:67	for, 8:112 et seq.

EVICTION—Cont'd	EVICTION—Cont'd
Noneviction plans, cooperatives, 6:63	Permission issues, squatters
Nonpayment of rent, 8:49	Generally, 8:13
Nonpayment of taxes, 8:50	revoked permission, 8:14
Nonpayment proceedings distinguished, 1:23	Permission not to renew, 8:148 et seq.
Nonprimary residences, 8:198 et seq. Not-for-profit institution, recovery of premises	Permission to conduct discovery, illegal use evictions, 13:56
for use by, 8:172 et seq. Notice to quit	Personal use eviction, occupancy certificate as prerequisite to, Loft Law, 6:116
foreclosure, proceedings after, 8:35 , 8:36	Persons protected from eviction prior to repeal
illegal activity, 8:108 et seq.	of eviction plan option, cooperatives, 6:62
licensees	Petitioner, specific showings required of, Loft
Generally, 8:18	Law
service, 8:19	Generally, 6:112
superintendent/employee proceedings,	implications if showing not made, 6:113
8:25	Pet rule violations, 8:71 et seq.
Loft Law, 6:115	Plan of cooperative option, repeal, persons
squatters, 8:11	protected from eviction prior to repeal of,
summary evictions, 1:37	6:62
Nuisance Abatement Law, illegal activity as	Possibility of criminal prosecution, 8:137
basis for, 8:118	Predicate Notices, this index
Nuisance proceeding, cure of breach, 8:59	Private evictions, developing law on, unregulated/unsubsidized private housing,
Objectionable conduct, 8:54 et seq.	8:44
Objectionable conduct, or nuisance	Private Housing Finance Law
Generally, 8:89 et seq.	city supervised, 6:12
disabilities causing, 8:90	eviction grounds, 6:10
nature of objectionable conduct, 8:91	Mitchell-Lama housing, 6:11 et seq.
Objectionable household member moving out,	state supervised, 6:11
cure of breach, 8:60	Proceeding against co-habitant licensees, 8:23
Objectionable tenant, 8:46	Proceedings against any remaining household
Obligation to renew rent regulated tenancies,	members, licensees
8:149	Generally, 8:20 et seq.
Occupancy agreement relevancy, squatters, 8:15	spouse protections, 8:21
Occupancy certificate as prerequisite to	Proof of presence of drugs, illegal activity as
personal use eviction, Loft Law, 6:116	basis for, 8:142
Overcharging roommates, 8:170, 8:171	Proof requirements under RPAPL, illegal activ-
Overcharging subletting tenant, 8:166	ity as basis for, 8:126 et seq.
Overcrowding after agency finding, 8:81	Reason for eviction not required upon lease
Owner's use, recovery of premises for, 8:176	expiration, unregulated/unsubsidized private housing, 8:43
et seq., 8:184 et seq.	Receivers in foreclosure, eviction proceedings
Partial actual eviction habitability defense,	by, 20:26
nonpayment proceedings, 12:140	Recovery of premises for owner's use, 8:176 et
Parties	seq., 8:184 et seq.
foreclosure, proceedings after, 8:33	Recovery of premises for use by not-for-profit
licensees, 8:17	institution, 8:172 et seq.
squatters, 8:10	Recurring objectionable conduct, 8:92

EVICTION—Cont'd	EVICTION—Cont'd
Refusal of access	Rent regulated tenancies—Cont'd
rent regulated tenancies, 8:179, 8:180	grounds for eviction—Cont'd
repairs, 8:87	illegal subletting, 8:164 et seq.
Refusal to renew stabilized lease, 8:160 et seq.	illusory prime tenant cases, 8:168, 8:169
Refusal to supply duplicate key, 8:86	nonprimary residences, 8:198 et seq.
Regulatory authority, rent regulated tenancies, 8:145	not-for-profit institution, recovery of premises for use by, 8:172 et seq.
Rehabilitation of hotel tenant's room, 8:181 et seq.	overcharging roommates, 8:170 , 8:171 overcharging subletting tenant, 8:166
Relevancy of occupancy agreement, squatters, 8:15	owner's use, recovery of premises for, 8:176 et seq., 8:184 et seq.
Relocation expenses, rent regulated tenancies, 8:151	recovery of premises for owner's use,
Remaining household members, proceedings	8:176 et seq., 8:184 et seq.
against, licensee evictions	recovery of premises for use by not-for- profit institution, 8:172 et seq.
Generally, 8:20 et seq.	refusal of access, 8:179 , 8:180
spouse protections, 8:21	refusal to renew stabilized lease, 8:160 et
Remodeling, substantial, 8:207 et seq.	seq.
Removal of smoke detectors, 8:53	rehabilitation of hotel tenant's room,
Renewal permission not granted, 8:148 et seq.	8:181 et seq.
Rental market, withdrawal of units from, 8:216 et seq.	remodeling, substantial, 8:207 et seq.
*	rental market, withdrawal of units from,
Rent delinquency, chronic, 8:82 et seq.	8:216 et seq.
Rent nonpayment of, 8:49	roommate overcharging, 8:170, 8:171
Rent regulated tenancies Generally, 8:144 et seq.	stabilized lease, refusal to renew, 8:160 et
	seq.
access refusal, 8:179, 8:180	subletting, illegal, 8:164 et seq.
alteration, substantial, 8:207 et seq.	subletting, overcharging, 8:166
application stays obligation to renew, 8:149	substantial alteration or remodeling, 8:207
certificate of eviction, control tenancies, 8:147	et seq. withdrawal of units from rental market,
	8:216 et seq.
certificates of eviction/authorization to evict, 4:254	harassment, 8:156
control tenancies, certificate of eviction,	hotel tenant's room, rehabilitation of, 8:181
8:147	et seq.
co-op and condo conversions, 8:196	illegal activity, 8:123 et seq.
disabled persons exemptions, 8:187 et seq.	illegal occupancy, 8:157 et seq.
exempt tenants, 8:187 et seq.	illegal subletting, 8:164 et seq.
expiration or termination of lease, 8:48	illusory prime tenant cases, 8:168 , 8:169
grounds for eviction	long-term resident exemptions, 8:187 et seq.
Generally, 8:155 et seq.	moving expenses, 8:151
access refusal, 8:179 , 8:180	nonprimary residences, 8:198 et seq.
alteration, substantial, 8:207 et seq.	not-for-profit institution, recovery of
harassment, 8:156	premises for use by, 8:172 et seq.
hotel tenant's room, rehabilitation of,	obligation to renew, application stays, 8:149
8:181 et seq.	overcharging roommates, 8:170, 8:171
illegal occupancy, 8:157 et seq.	overcharging subletting tenant, 8:166

VICTION—Cont'd	EVICTION—Cont'd
Rent regulated tenancies—Cont'd	RPAPL, illegal activity as basis for, 8:105
owner's use, recovery of premises for, 8:176 et seq., 8:184 et seq.	RPAPL 753(4) Supreme Court ejectment actions, 8:61 et seq.
permission not to renew, 8:148 et seq.	RPAPL Section 711(5), illegal activity as basis
recovery of premises for owner's use, 8:176	for, 8:111
et seq., 8:184 et seq.	RPAPL Section 715
recovery of premises for use by not-for-	eviction by law enforcement and neighbors,
profit institution, 8:172 et seq.	8:112 et seq.
refusal of access, 8:179, 8:180	illegal activity as basis for, 8:112 et seq.,
refusal to renew stabilized lease, 8:160 et	8:121
seq.	Search and seizure, illegal activity, 8:138 et
regulatory authority, 8:145	seq.
rehabilitation of hotel tenant's room, 8:181 et seq.	Section 8 tenancy terminations. See Section 8 Programs, this index
relocation expenses, 8:151	Self-help era
remodeling, substantial, 8:207 et seq.	Generally, 7:4
renewal permission not granted, 8:148 et	See also Self-Help Eviction, this index
seq.	Self-incrimination privilege, illegal activity,
rental market, withdrawal of units from,	8:107
8:216 et seq.	Seniors exemptions, rent regulated tenancies,
roommate overcharging, 8:170, 8:171	8:187 et seq.
seniors exemptions, 8:187 et seq.	Service of notice
stabilized lease, refusal to renew, 8:160 et	licensees, 8:19
seq.	squatters, 8:12
Stabilized tenancies, below	Settlements, summary evictions, 1:33
statutory authority, 8:145	Shareholder/proprietary lessee, cooperative
subletting	corporation eviction of, 6:69
illegal, 8:164 et seq.	Show cause orders, summary evictions, 1:38
overcharging, 8:166	Silent lease, rights protected by, 8:68
substantial alteration or remodeling, 8:207 et	Smoke detector removals, 8:53
seq.	Smoking in apartment, 8:98
venue, 8:146	Special practice considerations, 8:136
withdrawal of units from rental market, 8:216 et seq.	Specific grounds, manufactured home parks, 6:151
Repairs, refusal to provide access to make, 8:87	Specific showings required, Loft Law, 6:112 , 6:113
Repeal of eviction plan option, cooperatives,	Specific types of violations, cure of breach,
persons protected from eviction prior to,	8:65
6:62	Spouse's rights, licensees, 8:21
Residential landlord-tenant relationship,	Squatters
constructive eviction, 2:127	Generally, 8:9
Residential use of commercial unit, 8:78	notice to quit necessary, 8:11
Responsive pleadings, summary evictions,	occupancy agreement relevancy, 8:15
1:28	parties, 8:10
Retaliatory Eviction, this index	permission issues
Revoked permission, squatters, 8:14	Generally, 8:13
Rights protected if lease is silent, 8:68	revoked permission, 8:14
Roommate overcharging, 8:170, 8:171	relevancy of occupancy agreement, 8:15

EVICTION—Cont'd

Squatters—Cont'd Termination of lease. Expiration or termination revoked permission, 8:14 of lease, above self-help evictions, 7:14 Time to answer petition, 1:29 service of notice, 8:12 Trial, 1:32 Types of violations, cure of breach, 8:65 Stabilized tenancies application stays obligation to renew, 8:149 Unauthorized alterations, 8:79 Unauthorized occupants, 8:88 expenses of moving and relocation expenses, Unregulated/unsubsidized private housing Generally, **8:42** lease, refusal to renew, 8:160 et seq. developing law on wholly private evictions, moving expenses, 8:151 8:44 obligation to renew application stays, 8:149 lease expiration, reason for eviction not permission not to renew, 8:148 et seq. required upon, 8:43 refusal to renew lease, 8:160 et seq. private evictions, developing law on, 8:44 relocation expenses, 8:151 reason for eviction not required upon lease renewal permission not granted, 8:148 et expiration, 8:43 seq. Vacate or Stay Warrants of Eviction Motions, State-and city-supervised housing, eviction this index grounds, **6:10** Venue, rent regulated tenancies, 8:146 State and local rent stabilization coverage, Violations, specific types of, cure of breach, eviction, business use as separate basis 8:65 for, **4:45** Waiver, collection of surcharge as, 8:67 Statutory authority, rent regulated tenancies, Warrants of eviction, 1:36 8:145 Waste, 8:79, 8:80 Statutory postjudgment opportunity to cure Withdrawal of units from rental market, 8:216 breach, 8:57 et seq. Stay of, discrimination, 3:2 Wrongful eviction, vacate or stay warrants of Stays of warrants, adult care facilities, 6:130 eviction motions, 17:45 Stipulations, summary evictions, 1:35 **EVIDENCE** Subletting, illegal, 8:164 et seq. computer records Subletting, overcharging, 8:166 rebutability, 14:44 Subsequent conditions, expiration or termina-HDP computer records tion of lease, 8:47 Generally, 14:43 Substantial alteration or remodeling, 8:207 et Illegal activity as basis for eviction, 8:138 et Superintendent/employee proceedings, Parol evidence rule, leases, 2:9 licensees, 8:24 et seq. Proof of payment evidence, summary eviction, Supreme Court ejectment actions, cure of 14:45, 14:46 breach, 8:61 et seq. Rent control succession rights Surcharge collection as waiver, breach of lease evidence of family status, 4:216 and objectionable conduct, 8:67 evidence of sexual relationship, 4:213 Taxes, nonpayment of, 8:50 Summary Eviction, this index Tenant, exhibition of deed to after foreclosure, Weather conditions evidence, 14:47 8:37, 8:38 Tenant evictions FAILURE OF SERVICE OF PROCESS Generally, 8:40 et seq. Generally. 10:37 et seq. definition of tenant, 8:41 Adequacy of pleading, 10:39 Tenants protected after foreclosure, 8:34 Attorney's affidavit, 10:45

EVICTION—Cont'd

FAILURE OF SERVICE OF PROCESS —Cont'd

Burden of proof

Generally, 10:44 et seq.

holdover proceedings, 11:2

Conspicuous place service issues, 10:48

Counterclaims, waiver of defense by raising, 10:40

Defense can be waived by raising unrelated counterclaims, 10:40

Defense waived if not timely raised, 10:38

Dismissal, **10:41**

Hearing on defense, 10:42

Holdover proceedings

Generally, 11:1

burden of proof, 11:2

Improper service, 10:37, 10:41

Lack of personal jurisdiction, 10:37

Notice of petition, untimely service of, 10:47

Personal jurisdiction failure, 10:37

Petition, untimely service of notice of, 10:47

Pleading adequacy, 10:39

Raising of defense requires hearing, 10:42

Raising unrelated counterclaims, waiver of defense by, 10:40

Respondent, affidavit places pleading burden on, 10:44 et seq.

Service of affidavit, 10:46

Substitute place service issues, 10:48

Timeliness, waiver of defense if not timely raised, 10:38

Traverse defined, 10:43

Unrelated counterclaims, waiver of defense by raising, **10:40**

Untimely service of notice of petition, 10:47

Waiver of defense by raising unrelated counterclaims, 10:40

Waiver of defense if not timely raised, 10:38

FAIR CREDIT REPORTING ACT

Broker fees. 2:37

FAIR DEBT COLLECTION PRACTICES ACT

Generally, 9:20 et seq.

Violations as defense, 9:21

FAMILY DAY CARE BUSINESS **OPERATION**

Breach of lease and objectionable conduct evictions, 8:76, 8:77

Index to Subjects-26

FAMILY DAY CARE BUSINESS OPERATION—Cont'd

Evictions

breach of lease and objectionable conduct, 8:76, 8:77

FAMILY STATUS

Discrimination protection, 3:41 et seq. Rent Control and Rent Stabilization, this index

FEDERAL COURTS

Jury trials waivers, 10:33

Removal motion practice, 13:30

FEDERAL FAIR HOUSING ACT

Manufactured home parks, 6:157

FEDERAL LAW

Joinder of federal agencies, 13:19

Nonpayment proceedings petitions, federal regulation status of unit, 9:43

Subsidized public housing

eviction, 1:11

Section 8 housing, 1:12

FEDERALLY SUBSIDIZED HOUSING

Generally, 5:1 et seq., 5:187 et seq.

Acquisitions of land by eminent domain

Generally, 5:4

NYC Housing Authority, 5:5

Actions of others, tenant responsibility for

Generally, 5:77

Section 8 programs, 5:158

Admission into programs

Generally, 5:17 et seq.

denial, informal conference after, 5:19

emergency transfers between developments,

NYCHA priorities for admission into programs, 5:24

federal preferences, 5:22

federal priorities, 5:19

informal conference after denial, 5:19

local preferences, 5:21

NYCHA priorities for admission into programs, below

priorities, 5:18

priority codes, NYCHA priorities for admission into programs, 5:23

process, 5:17

Section 8 Programs, this index

Tenant selection procedures, below

FEDERALLY SUBSIDIZED HOUSING	FEDERALLY SUBSIDIZED HOUSING
—Cont'd	—Cont'd
Admission into programs—Cont'd	Eligibility for public housing—Cont'd
Termination of tenancy, below	non-citizens who are not lawfully in country,
Alternative remedy, permanent exclusion of	5:13 et seq.
offending household member as	NYC Housing Authority Management Man-
termination of tenancy, 5:90, 5:96	ual, 5:12
Anti-Drug Abuse Act of 1988, 5:48	single persons
Approval rent increases by HUD, 5:192	Generally, 5:10 et seq.
Article 78 proceedings	changes in household composition, 5:51
statute of limitations, 5:93	et seq.
termination of tenancy, 5:92 et seq.	succession rights issues, 5:57 et seq.
Breach of rules termination of tenancy, 5:72	succession rights issues, 5:57 et seq.
Burden of proof, nondesirability termination of	Termination of tenancy, below
tenancy, 5:78	Emergency transfers between developments,
Changes in household composition, 5:51 et	NYCHA priorities for admission into
seq.	programs, 5:24
Changes in household income, failure to report, 5:76	Eviction
	illegal activity as basis for, 8:119 et seq.
Charges notice, procedures for termination of tenancy, 5:80	Procedures for termination of tenancy, below Specific grounds for termination of tenancy,
Chronic rent delinquency, termination of	below
tenancy, 5:73	Termination of tenancy, below
Citizenship, eligibility, 5:13 et seq.	warrant of, 5:87
Conference, right to	warrant of eviction, 5:87
denial of admission into programs, 5:19	Exemptions from local rent laws, 5:191
termination of tenancy, 5:81	Failure, material, to fulfill obligations under
Disproportionate punishment claims, termina-	state landlord-tenant legislation, 5:201
tion of tenancy, 5:95	Failure to report changes in household income,
Drugs use, 5:48	5:76
Due process rights where actions have	Failure to supply information, 5:199
substantial impact on rights, 5:1	Families, eligibility for public housing
Elderly persons, Section 202 housing, 5:193	Generally, 5:10 et seq.
Eligibility for public housing	changes in household composition, 5:51 et
Generally, 5:6 et seq.	seq.
Admission into programs, above	succession rights issues, 5:57 et seq.
citizenship, 5:13 et seq.	Family ties, 5:54
families	Federal preferences, NYCHA priorities for
Generally, 5:10 et seq.	admission into programs, 5:22
changes in household composition, 5:51	Federal priorities for admission into programs,
et seq.	5:19
succession rights issues, 5:57 et seq.	Foster children occupancy, 5:56
illegal aliens, 5:13 et seq.	Good cause for termination of tenancy, 5:202
income	Grace period, nonpayment of rent after expira-
Generally, 5:7 et seq.	tion of, 5:200
annual income calculations, 5:36 et seq.	Grievance procedures
termination of tenancy for failure to report	Generally, 5:83
changes, 5:76	NYCHA, 5:50, 5:67

FEDERALLY SUBSIDIZED HOUSING —Cont'd

Guest of others, tenant responsibility for Generally, **5:77**

Section 8 programs, **5:158**

Guidelines, unit size, 5:32

Handicapped persons, Section 202 housing, 5:193

Hearings

procedures for termination of tenancy, **5:82** tenant selection procedures, **5:27**

HIV/AIDS, housing for people with, 6:159

Home care attendants occupancy, 5:56

Household composition

Generally, 5:10 et seq.

changes in household composition, **5:51 et seq.**

succession rights issues, 5:57 et seq.

Household income, failure to report changes in, 5:76

HUD approval of rent increases, 5:192

HUD tenant selection regulations, **5:28**

Illegal activity as basis for eviction, **8:119 et seq.**

Illegal aliens, eligibility for public housing, **5:13 et seq.**

Income eligibility for public housing

Generally, 5:7 et seq.

annual income calculations, 5:36 et seq.

termination of tenancy for failure to report changes, 5:76

Information, failure to supply, termination of tenancy, **5:199**

Landlord-tenant legislation obligations, material failure to fulfill, **5:201**

Lead-based paint issues, 5:47

Leases

illegal activity as basis for eviction, 8:119 et seq.

provision requirements, 5:42 et seq.

Rental agreements, below

Local preferences, NYCHA priorities for admission into programs, **5:21**

Local rent laws exemptions, **5:191**

Material failure to fulfill obligations under state landlord-tenant legislation, **5:201**

Material noncompliance with rental agreement, **5:196**

FEDERALLY SUBSIDIZED HOUSING —Cont'd

Minor but repeated minor violations of rental agreement, **5:198**

Mitigation of unfavorable personal history, tenant selection procedures, **5:29**

Mortgage assistance payments

Section 235, 5:188

Section 236, 5:189

New York City Housing Authority, eminent domain, land acquired through, **5:5**

Non-citizens who are not lawfully in country disallowed, eligibility for public housing, 5:13 et seq.

Nondesirability, termination of tenancy

Generally, 5:71

burden of proof, 5:78

Nonpayment of rent after expiration of grace period, **5:200**

Notices

charges, 5:80

findings, rejected applicants entitled to, **5:26** subsidized projects, termination of tenancy, **5:203 et seq.**

terminate, 5:80

termination of tenancy, subsidized projects, **5:203 et seq.**

NYCHA housing, changes in household composition, 5:52 et seq.

NYCHA priorities for admission into programs Generally, **5:20**

developments, emergency transfers between, 5:24

emergency transfers between developments, 5:24

federal preferences, 5:22

local preferences, **5:21**

priority codes, 5:23

NYCHA procedures, grievances, 5:50, 5:67

NYCHA special parts in termination of tenancy, **5:91**

NYCHA tenants' rights, 5:65

NYC hearings, tenant selection procedures, 5:27

NYC Housing Authority

acquisitions of land by eminent domain, **5:5** eligibility for public housing, **5:12**

Management Manual, 5:12

NYC tenants' rights, 5:85

FEDERALLY SUBSIDIZED HOUSING —Cont'd	FEDERALLY SUBSIDIZED HOUSING —Cont'd
Obligations under landlord-tenant legislation,	Overview
material failure to fulfill, 5:201	Generally, 5:2
Occupancy	acquisitions of land by eminent domain
Generally, 5:32	Generally, 5:4
annual income requalification, 5:36 et seq.	NYC Housing Authority, 5:5
Anti-Drug Abuse Act of 1988, 5:48	Eligibility for public housing, above
drugs use, 5:48	sources of law, 5:3
eviction proceedings, failure to pay miscellaneous charges, 5:35	Personal history, mitigation of, tenant selection procedures, 5:29
failure to pay miscellaneous charges, 5:35	Personal jurisdiction, summary evictions, 7:193
family ties, 5:54	Pets
foster children, 5:56	Generally, 5:46
grievance procedures	specific grounds for termination of tenancy,
Generally, 5:49	5:75
NYCHA, 5:50 , 5:67	termination of tenancy for harboring of pets,
guidelines, unit size, 5:32	5:75
home care attendants, 5:56	Priority codes, NYCHA priorities for admis-
lead-based paint issues, 5:47	sion into programs, 5:23
lease provision requirements, 5:42 et seq.	Procedures for termination of tenancy
miscellaneous charges, failure to pay, 5:35	Generally, 5:79 et seq.
NYCHA housing, changes in household composition, 5:52 et seq.	alternative remedy, permanent exclusion of offending household member as, 5:90 , 5:96
NYCHA tenants' rights, 5:65	charges notice, 5:80
otherwise eligible requirement, 5:64	conference, right to, 5:81
pets	cure rights, 5:88
Generally, 5:46	eviction, warrant of, 5:87
termination of tenancy for harboring of	grievance hearings, 5:83
pets, 5:75 redetermination of rent	hearing, 5:82
Generally, 5:40	notice to terminate or notice of charges, 5:80
mid-year increases, 5:41	NYC, tenants' rights in, 5:85
rent setting	offending household member, permanent
Generally, 5:33	exclusion of as alternative, 5:90, 5:96
mid-year increases, 5:41	permanent exclusion of offending household
Section 8 Programs, this index	member as alternative, 5:90, 5:96
temporary residency requests, 5:55	right to conference, 5:81
tenants' rights, NYCHA, 5:65	right to cure, 5:88
Termination of tenancy, below	tenants' rights in New York City, 5:85 termination notice, 5:80
unauthorized occupants, 5:74	warrant of eviction, 5:87
unit size guidelines, 5:32	Process, admission into programs, 5:17
utilities, 5:34	Redetermination of rent
Offending household member, permanent	Generally, 5:40
exclusion of as alternative to termination,	mid-year increases, 5:41
5:90, 5:96	Rejected applicants entitlement notice of find-
Otherwise eligible requirement, 5:64	ings, 5:26

EDERALLY SUBSIDIZED HOUSING	FEDERALLY SUBSIDIZED HOUSING
—Cont'd	—Cont'd
Rent, nonpayment after expiration of grace period, 5:200	Specific grounds for termination of tenancy —Cont'd
Rental agreements	rules violations, 5:72
material noncompliance with, 5:196	unauthorized occupants, 5:74
minor but repeated violations of, 5:198	violations of rules, 5:72
substantial violation of, 5:197	Statute of limitations, Article 78 proceedings,
Rent delinquency, chronic, 5:73	5:93
Rent increases, HUD approval, 5:192	Subsidized projects notices, termination of
Rent setting	tenancy, 5:203 et seq.
Generally, 5:33	Substantial impact on rights, due process right
mid-year increases, 5:41	where actions have, 5:1
Responsibility for actions of others	Substantial violation of rental agreement, 5:197
Generally, 5:77	
Section 8 programs, 5:158	Succession rights issues, household composition, 5:57 et seq.
Right to conference, procedures for termination	Summary eviction proceedings
of tenancy, 5:81	nonpayment of rent, 5:97 et seq.
Rules violations termination of tenancy, 5:72	personal jurisdiction, 7:193
Section 8 Programs, this index	Termination of tenancy, below
Section 202 housing for elderly and handi-	Temporary residency requests, 5:55
capped, 5:193	Tenant responsibility for actions of others
Section 221(d)(3) and (4) Below Market Interest Rate Program, 5:190	Generally, 5:77
Section 235 mortgage assistance payments,	Section 8 programs, 5:158
5:188	Tenant selection procedures
Section 236 mortgage assistance payments,	Generally, 5:25 et seq.
5:189	hearings, 5:27
Single persons eligibility	HUD tenant selection regulations, 5:28
Generally, 5:10 et seq.	mitigation of unfavorable personal history,
changes in household composition, 5:51 et	5:29
seq.	notice of findings, rejected applicants
succession rights issues, 5:57 et seq.	entitled to, 5:26
Sources of law, 5:3	NYC hearings, 5:27
Specific grounds for termination of tenancy	personal history, mitigation of, 5:29
Generally, 5:70 et seq.	rejected applicants entitlement notice of
breach of rules, 5:72	findings, 5:26
changes in household income, failure to	Section 8 Programs, this index
report, 5:76	unfavorable personal history, mitigation of,
chronic rent delinquency, 5:73 failure to report changes in household	5:29
income, 5:76	waiting lists
household income, failure to report changes	Generally, 5:30
in, 5:76	social security numbers, 5:31
nondesirability	Tenants' rights
Generally, 5:71	NYC, 5:85
burden of proof, 5:78	NYCHA, 5:65
pets, 5:75	Termination of tenancy
rent delinquency, chronic, 5:73	Generally, 5:69 et seq.

EDERALLY SUBSIDIZED HOUSING	FEDERALLY SUBSIDIZED HOUSING
—Cont'd	—Cont'd
Termination of tenancy—Cont'd	Termination of tenancy—Cont'd notices
actions of others, tenant responsibility for Generally, 5:77	charges, 5:80
Section 8 programs, 5:158	subsidized projects, 5:203 et seq.
alternative remedy, permanent exclusion of	terminate, 5:80
offending household member as, 5:90 ,	NYC, tenants' rights in, 5:85
5:96	NYCHC, special parts in, 5:91
Article 78 proceedings, 5:92 et seq.	obligations under landlord-tenant legislation
breach of rules, 5:72	material failure to fulfill, 5:201
changes in household income, failure to	occupants, unauthorized, 5:74
report, 5:76	offending household member, permanent
charges notice, 5:80	exclusion of as alternative, 5:90, 5:96
chronic rent delinquency, 5:73	other federal programs
conference, right to, 5:81	Generally, 5:194
cure rights, 5:88	subsidized projects, 5:195 et seq.
disproportionate punishment claims, 5:95	permanent exclusion of offending household
eviction, warrant of, 5:87	member as alternative, 5:90 , 5:96
failure, material, to fulfill obligations under	Procedures for termination of tenancy, above
state landlord-tenant legislation, 5:201	rent, nonpayment after expiration of grace
failure to report changes in household	period, 5:200 rental agreement
income, 5:76	material noncompliance with, 5:196
failure to supply information, 5:199	minor but repeated minor violations of,
good cause, 5:202	5:198
grace period, nonpayment of rent after	substantial violation of, 5:197
expiration of, 5:200	rent delinquency, chronic, 5:73
grievance hearings, 5:83	responsibility for actions of others
guests' actions, tenant responsibility for	Generally, 5:77
Generally, 5:77	Section 8 programs, 5:158
Section 8 programs, 5:158	right to conference, 5:81
hearing, 5:82	right to cure, 5:88
household income, failure to report changes	rules violations, 5:72
in, 5:76	special parts in NYCHC, 5:91
information, failure to supply, 5:199	Specific grounds for termination of tenancy,
landlord-tenant legislation obligations, material failure to fulfill, 5:201	above
material failure to fulfill obligations under	subsidized projects, notices in, 5:203 et seq.
state landlord-tenant legislation, 5:201	substantial violation of rental agreement,
material noncompliance with rental agree-	5:197
ment, 5:196	summary eviction proceedings for nonpay-
minor but repeated minor violations of rental	ment of rent, 5:97 et seq.
agreement, 5:198	tenant responsibility for actions of others
nondesirability	Generally, 5:77
Generally, 5:71	Section 8 programs, 5:158
burden of proof, 5:78	tenants' rights in New York City, 5:85
nonpayment of rent after expiration of grace	termination notice, 5:80
period, 5:200	unauthorized occupants, 5:74

FORECLOSURE—Cont'd FEDERALLY SUBSIDIZED HOUSING Collusion or relationship between new owner —Cont'd and prior owner, 20:33 Termination of tenancy—Cont'd violations of rules, 5:72 Condominiums foreclosed or deconverted, initial rent for stabilized tenancies, 4:109 warrant of eviction, 5:87 Continuing occupancy, provision of notice and Unfavorable personal history, mitigation of, right to, 20:35 Cooperative corporations, 20:32 Unit size guidelines, 5:32 Cooperatives Utilities, 5:34 exemptions from rent stabilization, 4:76 Violations of rules, 5:72 rent regulated tenancies Waiting lists, tenant selection procedures exemptions from rent stabilization, 4:76 Generally, 5:30 initial rent, 4:109 social security numbers, 5:31 Deed, exhibition to tenant Warrant of eviction, 5:87 evictions, 8:37, 8:38 Effect of federal rent subsidy on right to evict, **FEES** Costs and Fees, this index Effect on preexisting tenancy, 20:35 **FINANCE** Evictions Article 8A Loan Program Generally, 8:32 Generally, 6:27 et seq. attornment effect of, 8:39 multi-tier rent orders, **6:32** deed, exhibition to tenant, 8:37, 8:38 other low and moderate income housing effect of attornment, 8:39 programs, 6:31 notice, service of, 8:36 Article 15 Loan Program, 6:30 et seq. notice to quit, 8:35 Condominiums, financial considerations of purchaser in foreclosure through summary owners, 6:76 proceeding, 20:31 Cooperatives, financial considerations of ownreceiver, 20:26 ers. 6:70 tenant, exhibition of deed to, 8:37, 8:38 tenants protected, 8:34 Federal Rehabilitation Loans, rent controlled units, 4:64 writ of assistance, 20:15 Mitchell-Lama housing. See Private Housing Habitability warranty breach liability, mortgage Finance Law, this index foreclosure receivers, 12:86 Mortgage assistance payments Initial rent for stabilized tenancies, co-ops or condominiums, foreclosed or deconverted, Section 235, 5:188 4:109 Section 236, 5:189 Leases of less than three years for unregulated Participation Loan Program, rent control and tenancies, 20:21 rent stabilization, **4:60** Mortgagee in possession, no eviction by, 20:22 Private Housing Finance Law, this index Mortgage foreclosure process, 20:14 Rehabilitation Mortgage Insurance Corp, 4:63 Nonpayment proceedings, liability for breach FIRE ESCAPES of habitability warranty, mortgage foreclosure receivers, 12:86 Habitability, 2:89 Notice, service of, 8:36 **FORECLOSURE** Notice and right to continuing occupancy, pro-Generally, 20:13 et seq. vision of, **20:35** Article 7A Proceedings, this index Notice of information and assistance about Assistance, eviction under writ of, 20:15 foreclosure process, tenants' right of, Attornment, 8:39, 20:30 20:39

FORECLOSURE—Cont'd

Notice to quit, 8:35

assistance about foreclosure process, Notice to vacate, 20:16 20:39 Preexisting tenancy, effect of foreclosure on, Unregulated tenancies with leases of less than 20:35 three years, 20:21 Protecting Tenants at Foreclosure Act of 2009, 20:36 et seq. **FORUM** Provision of notice and right to continuing See also Administrative Proceedings, this index occupancy, 20:35 Choice of forum, rent regulated tenancy reme-Purchaser in foreclosure not liable for rent dies overcharges of former owner, 20:33 Generally, 4:234 Purchaser in foreclosure not liable for security factors affecting choice, 4:235 et seq. deposit, 20:34 Concurrent jurisdiction with courts of Loft Purchaser in foreclosure through summary Board, 6:86 proceeding, eviction by, 20:31 Eviction, summary, 1:39 Receivers Jurisdiction concurrent with courts of Loft Generally, 20:23 Board, **6:86** Article 7A proceedings, 19:34 Local courts, summary evictions eviction proceedings by receiver, 20:26 Generally, 7:46 foreclosing party liability for repairs, 20:25 expanded jurisdiction, 7:47 liability of foreclosing party for repairs, Loft Board, concurrent jurisdiction with courts, 20:25 obligation to make repairs, 20:24 Nonpayment proceedings permission to sue the receiver, 20:27 administrative remedy, courts may consider, repairs, obligation to make, 20:24 10:86 suits against, 20:27 counterclaims, administrative remedy, 10:86 Rent overages, purchaser in foreclosure not overcharge defense, tenant has choice of liable for, **20:33** forum, 12:25 Rent regulated co-ops or condominiums, initial NYC Housing Court, summary evictions, 7:48 rent, 4:109 et seq. Rent regulation effect on right to evict, 20:17 Overcharge defense in nonpayment proceedet seq. ings, tenant has choice of forum, 12:25 Repairs Summary evictions foreclosing party obligation, 20:25 Generally, **1:39**, **7:43** et seq. receiver obligation, 20:24 See also Summary Eviction, this index Security deposit, purchaser in foreclosure not Supreme Court, summary evictions, 7:44 liable for, **20:34** Surrogate's Court, summary evictions, 7:45 Service of notice to vacate, 20:16 Tenant's choice of forums, overcharge defense, Statutory basis and brief summary of mortgage 12:25 foreclosure process, 20:14 **FRAUD** Suits against receivers, 20:27 Deceptive acts or practices, unconscionability, Summary of mortgage foreclosure process, 2:25 20:14 Default judgments Summary proceeding, eviction by purchaser in foreclosure through summary proceeding, fraud in obtaining, 17:19 20:31 inquests to prevent fraud, 15:17 Tenant, exhibition of deed to, 8:37, 8:38 Rent regulated tenancies, succession rights, Tenants protected, 8:34 4:208 Index to Subjects-33

FORECLOSURE—Cont'd

Tenants' right of notice of information and

FREEDOM OF INFORMATION LAW

Generally, **13:63**

Attorney's fees awards, 13:69

Burden of proof to show material exempt, 13:67

Exemptions

burden of proof, 13:67

statutory, **13:66**

How request made, 13:66

Noncompliance remedy, 13:68

Records, 13:65

Remedy for noncompliance, 13:68

Scope of law, 13:64

Statutory exemptions, 13:66

What records are available, 13:64

FRIVOLOUS LITIGATION

Generally, 16:76 et seq.

Abuse of process, 16:82

Emotional distress, intentional infliction of, **16:77 et seq.**

Intentional infliction of emotional distress, **16:77 et seq.**

Malicious prosecution, 16:81

Punitive damages, 16:80

Sanctions, 16:67 et seq.

SLAPP lawsuits, 16:83

GENDER

Discrimination, 3:25

GENERAL OBLIGATIONS LAW REQUIREMENTS

Security deposits, residential landlord-tenant relationship, 2:28

GOOD CAUSE

Holdover proceedings, 1:24

GOOD FAITH

Habitability defenses, nonpayment proceedings, 12:105

GUARANTEES

Leases, residential landlord-tenant relationship, 2:17

GUARDIANS

Parties, summary evictions, 7:117

GUARDIANS AD LITEM

Party status, 7:118 et seq.

Index to Subjects-34

GUIDE DOGS

Holdover proceedings, pet rules defenses, 11:34, 11:57

HABITABILITY

Generally, 12:68 et seq

Access requirements, 12:104

Adult care facilities, **6:126**

Aggregated abatements for multiple problems, 12:111

Annoyances, 12:112

Apartment door locks, 2:85

Article 7A Proceedings, this index

Attendant services in lobbies, 2:86

Board of directors of condominium, liability for breach of habitability warranty, 12:89

Breach

Liability for breach of warranty, below

problems of proving, 12:116

Remedy for breach of warranty, below

Bright-line standard, 12:77

Building entrance doors and intercoms, 2:84

Card key systems for common areas, 2:92

Common areas, electricity in, 2:82

Comparative damages, 12:129

Components of warranty of habitability, 12:75

Condominiums

Generally, **6:77**

board liability for breach of habitability warranty, **12:89**

Consequential damages, 12:94

Constitutionality of habitability statute, defenses, **12:72**

Construction disturbing tenants, 12:109

Constructive eviction, 12:139

Cooperatives

Generally, 6:68

shareholder liability for breach of habitability warranty, **12:88**

Counterclaims

Generally, 10:76 et seq.

holdover proceedings, 10:78

nonpayment defense, 12:98 et seq.

nonpayment proceedings, 10:76 et seq.

waivers, 10:71

Damages, 12:117

Dangerous to life, health, or safety element of warranty, 12:76

HABITABILITY—Cont'd	HABITABILITY—Cont'd
Deductions from rent, repair and deduct rule	Defenses—Cont'd
Generally, 2:74	statutory authority
lead paint violations, 2:113, 2:114	Generally, 12:69 et seq.
Defenses	pre-statute case law, 12:70
access requirements, 12:104	third-party acts, responsibility for, 12:114,
aggregated abatements for multiple	12:115
problems, 12:111	vicarious liability, 12:114, 12:115
annoyances, 12:112	waivers, 12:73
breach, problems of proving, 12:116	warranty of habitability, elements of, 12:75
bright-line standard, 12:77	water leakage, 12:108
components of warranty of habitability, 12:75	who can assert habitability defenses, 12:80 et seq.
construction disturbing tenants, 12:109	Door locks, apartment, 2:85
constructive eviction, 12:139	Electricity in common areas, 2:82
counterclaims, 12:98 et seq.	Elements of warranty
dangerous to life, health, or safety element	dangerous to life, health, or safety, 12:76
of warranty, 12:76	maintenance in habitable and usable fashion 12:78
elements of warranty of habitability, 12:75	nonpayment defense, 12:75
good faith, 12:105	reasonably intended uses, 12:79
health dangers element of warranty, 12:76	rent-impairing violations, 12:141
heat and hot water failures, 12:107	Elevator mirrors, 2:87
inconveniences, 12:112	Emotional distress damages, 12:96
judicial interpretations and applications,	Entrance doors, 2:84
12:106	Exemptions
latent defects, 12:74	labor disputes, 2:73
lesser problems, 12:112	tenant-caused conditions, 2:72
life dangers element of warranty, 12:76	Fire escapes, 2:89
maintenance in habitable and usable fashion element of warranty, 12:78	Foreclosure receivers, liability for breach of habitability warranty, 12:86
multiple problems, aggregated abatements	Good faith, nonpayment defense, 12:105
for, 12:111	Hazardous Conditions, this index
notice requirements, 12:103	Health dangers element of warranty, 12:76
partial actual eviction, 12:140	Heat, 2:80
patent defects, 12:74	Heat and hot water failures, nonpayment
problems of proving breach, 12:116	defense, 12:107
proof of breach problems, 12:116	Hot water, residential landlord-tenant relation-
rent abatement, statute of limitations for,	ship, 2:81
12:102	Housing Maintenance Code, 2:78
rent deposit orders, 12:136 et seq.	Housing Part Actions, this index
responsibility for third-party acts, 12:114,	Housing standards
12:115	Generally, 2:79 et seq.
safety dangers element of warranty, 12:76	statutory provisions governing, 2:75
security failures, 12:113	Inconveniences, 12:112
Spiegel Law defense, 12:133 et seq.	Intercoms, 2:84
statute of limitations for rent abatement, 12:102	Judicial interpretations and applications, 12:106

HABITABILITY—Cont'd	HABITABILITY—Cont'd
Labor disputes exempt, 2:73	Other ways tenants can obtain building repairs,
Landlord's right to key, 2:85	19:4
Latent defects, nonpayment defense, 12:74	Partial actual eviction, 12:140
Lead paint	Patent defects, 12:74
abatement, 2:101 et seq.	Peepholes, 2:88
class actions, 2:115	Percentage damages, remedy for breach of
tort liability, 2:116, 2:117	habitability warranty, 12:92
Lesser problems, 12:112	Problems of proving breach, 12:116 Proof of breach problems, 12:116
Liability for breach of warranty	Punitive damages remedy for breach of habit-
Article 7A administrator, 12:90	ability warranty, 12:97, 12:119, 12:129
board of directors of condominium, 12:89	Radiator covers, 2:91
condominium board, 12:89	Receivers in mortgage foreclosure, liability for
cooperative shareholder, 12:88	breach of habitability warranty, 12:86
foreclosure receivers, 12:86	Remedy for breach of warranty
mortgage foreclosure receivers, 12:86 NYC or NYCHA, 12:87	Generally, 12:91 et seq. , 12:93 , 12:118 , 12:128
receivers in mortgage foreclosure, 12:86	comparative damages, 12:129
responsibility for third-party acts, 12:114,	consequential damages, 12:94
12:115	damages, 12:117
shareholder in cooperative, 12:88	emotional distress damages, 12:96
third-party acts, responsibility for, 12:114,	percentage damages, 12:92
12:115	punitive damages, 12:97, 12:119, 12:129
Life dangers element of warranty, 12:76	rent abatement remedy, 12:93, 12:95 repair and deduct, 12:120 et seq.
Lobby attendant services, 2:86	set-offs, 12:117, 12:131
Loft Law, 6:117	Rent abatement remedy
Maintenance in habitable and usable fashion element of warranty, 12:78	Generally, 12:95
Manufactured home parks, 6:142	statute of limitations for, 12:102
Mentally disabled tenants, safety and security	Rent deposit orders, nonpayment defense,
measures, 3:39	12:136 et seq.
Mirrors in elevators, 2:87	Rent-impairing violations
Mortgage foreclosure receivers, liability for breach of habitability warranty, 12:86	alternate rent arrangements to satisfy requirement, 12:144
Multiple Dwelling Law, 2:76	deposits of rent, 12:143
Multiple problems, aggregated abatements for,	elements of claim, 12:141
12:111	nonpayment proceedings, 12:145
Multiple Residence Law, 2:77	rent deposits, 12:143
New York City, carbon monoxide alarms, 2:90	rent-impairing violations, 12:141
Nonpayment defenses	satisfaction of requirement through alternate
Generally, 12:68 et seq.	rent arrangements to, 12:144
See also Nonpayment Proceedings, this	six months rule, 12:142
index	tenant must deposit rent, 12:143
Notice requirements, nonpayment defense,	unavailable defense cases, 12:147
12:103	Rent Strikes, this index
NYC or NYCHA, liability for breach of habit-	Repair and deduct rule
ability warranty, 12:87	Generally, 2:74

Disabilities, this index

HABITABILITY—Cont'd HARASSMENT Repair and deduct rule—Cont'd Causation of tenant vacation intent, Loft Law, lead paint violations, 2:113, 2:114 6:120 remedy for breach of habitability warranty, Constructive Eviction, this index 12:120 et seq. Criminal penalties for harassment of rent regulated tenant, 4:204 Repairs, 2:95 Eviction, tenant harassment as grounds for, rent Residences regulated tenancies, 8:156 Generally, 2:70 et seq. HP actions, 19:55 See also Residential Landlord-Tenant Rela-Landlord harassment as grounds for eviction, tionship, this index 8:156 Responsibility for third-party acts, 12:114, Loft Law 12:115 intent to cause tenants to vacate, 6:120 Safety and security measures remedies, **6:121** Generally, 2:83, 2:92 tenant harassment terminates use of IMD mentally disabled tenants, 3:39 provision, **6:101** window guards, 2:98 Rent Control and Rent Stabilization, this index Safety dangers element of warranty, 12:76 Residential landlord-tenant relationship, 2:93 Security failures, 12:113 Retaliatory Eviction, this index Set-off remedy for breach of habitability war-Tenant vacation, intent to cause, Loft Law, ranty, 12:117, 12:131 6:120 Shareholder in cooperative, liability for breach of habitability warranty, 12:88 **HARDSHIP** Smoke detectors, 2:89 Loft Law, recorded covenant hardship exemp-Spiegel Law defense, 12:133 et seq. tion, **6:107** Statute of limitations for rent abatement, Rent controlled tenancy, hardship rent 12:102 increases Statutory authority for nonpayment defense Generally, 4:127 et seq. Generally, 12:69 et seq. alternative hardship formula, **4:129** comparative hardship formula, 4:128 pre-statute case law, 12:70 limitations, 4:130 Statutory provisions governing housing stan-Special rent increases for controlled tenancies, dards. 2:75 Tenant-caused conditions exempt, 2:72 4:127 et seq. Summary eviction, stay of warrant, 15:40 Third-party acts, responsibility for, 12:114, 12:115 HAZARDOUS CONDITIONS Vermin extermination, 2:95 Corrections of hazardous violations Vicarious liability, **12:114**, **12:115** special rent increases for controlled tenan-Waivers, nonpayment defense, 12:73 Warranties, Article 7A proceedings, 19:51 Generally, **4:135** Warranty of habitability under Real Property Lead Paint, this index Law Section 235-b, 2:71 Special correction rent increases for controlled Water leakage, 12:108 tenancies Who can assert habitability defenses, 12:80 et Generally, 4:135 TMCI increases, 4:160 Window guards, 2:98 HDP COMPUTER RECORDS **HANDICAPS** Evidence

Generally, 14:43

HEARINGS, TRAVERSE

Traverse Hearings, this index

HEAT

Habitability, **2:80, 2:81**Nonpayment defense, heat and hot water failures, **12:107**Utilities, this index

HELP CENTER ATTORNEYS

NYC Housing Court, 7:56

HIV/AIDS HOUSING

Generally, **6:158 et seq.**Disabled persons protections, **3:33**Federal programs, **6:159**HIV/AIDS Service Administration, **6:163**Homeless people with AIDS or HIV, **6:167**HOPWA program, **6:161**NYC
HIV/AIDS Service Administration, **6:163**HOPWA program, **6:161**

Remaining household members, **6:166**Rent Enhancement program, **6:162**Ryan White CARE Act, **6:160**

Scattered-site subsidized apartments, **6:164 et seq.**

State Rent Enhancement program, **6:162** Termination of residency, **6:165**

HOARDING

Breach of lease and objectionable conduct evictions, **8:97**

HOLDOVER PROCEEDINGS

Generally, 8:1 et seq., 11:1 et seq.

Acceptance of rent after service of notice of termination as defenses, 11:12

Acceptance of rent as waiver

Generally, 11:4 et seq.

what constitutes acceptance, 11:5 et seq.

Administrative determinations re public housing, waiver defenses, **11:14**

Advanced age of tenant, personal use proceedings defenses, 11:59

Amount of use and occupancy demands, **8:6** Antidiscrimination defenses

Generally, 11:28 et seq.

Americans With Disabilities Act, 11:31 behavior, disabilities affecting, 11:41

HOLDOVER PROCEEDINGS—Cont'd

Antidiscrimination defenses—Cont'd creative approach regarding tenant's conduct, 11:45

dangerous conduct, 11:44

disabilities, 11:29

disabilities affecting behavior or living conditions, 11:41

Fair Housing Amendments Act, 11:33 guide dog statutes, 11:34 et seq., 11:57 landlord's response to defense, 11:40 living conditions, disabilities affecting,

11:41

reasonable accommodations, 11:42, 11:43 Rehabilitation Act of 1973, 11:32 relief available to tenant, 11:39 statutory authority, 11:30 et seq.

Attorney's fees, 16:6

Burden of proof, failure to serve and file predicate notices, 11:2

Certification-failure defense, Multiple Dwelling Law Section 302 penalty provisions, 12:58

Condominiums, pet rules defenses, 11:51 Contexts in which proceeding available, 8:2 Cooperatives, pet rules defenses, 11:51 Counterclaims, habitability, 10:78

Creative approach regarding tenant's conduct, antidiscrimination defenses, **11:45**

Dangerous conduct, antidiscrimination defenses, **11:44**

Default postcard (holdover, New York City), 7:196

Defenses

Generally, 11:1 et seq., 11:3 et seq. acceptance of rent after service of notice of termination, 11:12

acceptance of rent as waiver

Generally, 11:4 et seq.

what constitutes acceptance, 11:5 et seq.

Antidiscrimination defenses, above

cashing of check as acceptance of rent, 11:7

knowledge of breach acceptance of rent with, 11:8 et seq.

landlord's waiver of right to proceed, 11:3 notice of termination, acceptance of rent after service of, 11:12

no waiver once holdover commenced, 11:13 nursing homes tenants, 11:64, 11:65

HOLDOVER PROCEEDINGS—Cont'd	HOLDOVER PROCEEDINGS—Cont'd
Defenses—Cont'd	Multiple Dwelling Law Section 302 penalty
offer of renewal lease as waiver, 11:18	provisions, 12:58
Personal use proceedings defenses, below	Nonpayment proceedings
Pet rules defenses, below	holdover claims compared
primary residence cases, 11:64, 11:65	discovery more freely granted, 13:54 et
renewal lease offer as waiver, 11:18	seq.
Retaliatory Eviction, this index	summary evictions, 7:34
retention of check as acceptance of rent,	subsequent initiation of, 11:15 et seq.
11:6	Notice of termination, acceptance of rent after
service of notice of termination, acceptance	service of, 11:12
of rent after, 11:12	Nursing homes tenants' defenses, 11:64, 11:65
termination notice, acceptance of rent after service of, 11:12	NYC Health Authority buildings exemption, pet rules defenses, 11:50
Waiver defenses, below	Offer of renewal lease as waiver, 11:18
what constitutes acceptance of rent, 11:5 Definitions, 8:1	On-site employees' knowledge of pet as waive of pet rules, 11:49
Disability of tenant, personal use proceedings defenses, 11:61 , 11:62	Open and notorious harboring of pet, pet rules defenses, 11:48
Discovery more freely granted, holdovers vs	Parties, 8:3
nonpayments, 13:54 et seq.	Personal use proceedings defenses
Evictions where landlord-tenant relationship	Generally, 11:58 et seq.
existent, 8:40 et seq.	advanced age of tenant, 11:59
Evictions where no landlord-tenant relationship	disability of tenant, 11:61, 11:62
existent, 8:8 et seq.	long duration of tenancy, 11:60
Exemption for NYC Health Authority build-	relocation option, 11:63
ings, pet rules defenses, 11:50	Petitions
Failure to serve and file predicate notices	amount of use and occupancy demands, 8:6
Generally, 11:1 burden of proof, 11:2	summary evictions, 7:140
Forms, default postcard (holdover, New York	use and occupancy demands, 8:5
City), 7:196	Pet rules defenses
Good cause requirements, 1:24	Generally, 11:46 et seq.
Guide dogs	condominiums, 11:51
discrimination protections, 11:34 et seq.	cooperatives, 11:51
pet rule defenses, 11:57	exemption for NYC Health Authority build-
Habitability counterclaims, 10:78	ings, 11:50
Harboring of pet, open and notorious, 11:48	guide dogs, 11:34, 11:57
Judgment, summary eviction, 15:3	harboring of pet, open and notorious, 11:48
Jurisdictional defenses, failure of service	jurisdictions without pet law, 11:55
Generally, 11:1	knowledge of pet by on-site employees con-
burden of proof, 11:2	stitutes waiver, 11:49
Jurisdictions without pet laws, 11:55	NYC Health Authority buildings exemption.
Knowledge of pet by on-site employees consti-	11:50
tutes waiver, 11:49	on-site employees' knowledge of pet by con
Landlord's response to antidiscrimination	stitutes waiver, 11:49
defenses, 11:40	open and notorious harboring of pet, 11:48
Long duration of tenancy, personal use	pre-statute cases, 11:55
proceedings defenses, 11:60	statute of limitations, 11:54

HOLDOVER PROCEEDINGS—Cont'd

Pet rules defenses—Cont'd

timely landlord action requirements, 11:47 time to commence proceeding, 11:52, 11:53 waiver, 11:56

waiver, knowledge of pet by on-site employees constitutes, 11:49

Possessory judgment for attorney's fees, **16:6** Predicate notices, failure to serve and file

Generally, 11:1

burden of proof, 11:2

Primary residence defense, 11:64, 11:65

Proceeding available in many contexts, 8:2

Public housing, administrative determinations re. 11:14

Reasonable accommodations, antidiscrimination defenses, 11:42, 11:43

Registration-related defense, 12:50

Relief available to tenant, antidiscrimination defenses. 11:39

Relocation option, personal use proceedings defenses, **11:63**

Renewal lease offer as waiver, 11:18 Rent

acceptance of rent after service of notice of termination, 11:12

cashing of check as acceptance of rent, 11:7 knowledge of breach acceptance of rent with, 11:8 et seq.

notice of termination, acceptance of rent after service of, 11:12

retention of check as acceptance of rent, 11:6

service of notice of termination, acceptance of rent after. 11:12

termination notice, acceptance of rent after service of, 11:12

Retaliatory Eviction, this index

Service of notice of termination, acceptance of rent after, 11:12

Statute of limitations, pet rules defenses, **11:54** Statutory authority, antidiscrimination defenses, **11:30** et seq.

Stipulations, summary eviction proceedings conversions to, **14:60 et seq.**

Subsequent initiation of nonpayment proceeding, waiver defenses, 11:15 et seq.

Summary evictions

distinguished, 1:23

HOLDOVER PROCEEDINGS—Cont'd

Summary evictions—Cont'd

judgment, 15:3

nonpayment vs holdover claims, 7:34 petitions, 7:140

proceedings conversions to stipulations, 14:60 et seq.

Termination notice, acceptance of rent after service of, 11:12

Timely landlord action requirements, pet rules defenses, 11:47

Time to commence proceeding, pet rules defenses, 11:52, 11:53

Use and occupancy issues, 8:4 et seq.

Use and occupancy not appropriate, 8:7

Waiver defenses

acceptance of rent after service of notice of termination, 11:12

acceptance of rent as waiver

Generally, 11:4 et seq.

what constitutes acceptance, 11:5 et seq.

administrative determinations re public housing, 11:14

knowledge of breach acceptance of rent with, 11:8 et seq.

knowledge of pet by on-site employees constitutes, 11:49

landlord's waiver of right to proceed, 11:3 nonpayment proceeding, subsequent initiation of, 11:15 et seq.

notice of termination, acceptance of rent after service of, 11:12

no-waiver clause, 11:10

no waiver once holdover commenced, 11:13

offer of renewal lease, 11:18

pet rule defenses, 11:56

public housing, administrative determinations re, 11:14

renewal lease offer, 11:18

service of notice of termination, acceptance of rent after. 11:12

subsequent initiation of nonpayment proceeding, 11:15 et seq.

termination notice, acceptance of rent after service of, 11:12

HOMELESS SHELTERS

Generally, 6:34 et seq.

HOMELESS SHELTERS—Cont'd Administrative process, discharge or transfer	HOMELESS SHELTERS—Cont'd Transfer from shelters, administrative process,
from shelters, 6:48 et seq.	6:48 et seq.
Admission to shelter denials, 6:47	Types of temporary emergency shelters
Codification of requirement to provide shelter	Generally, 6:39 et seq.
Generally, 6:37	Family shelters, above
regulations, 6:38	single-sex shelters, 6:40
Denials of admission to shelter, 6:47	ULURP challenges to siting of homeless
Discharge from shelters, administrative pro-	shelters, 6:56 Weivers of physical standards for shelters, 6:46
cess, 6:48 et seq. Emergency shelter for men in New York City	Waivers of physical standards for shelters, 6:46
Generally, 6:35	HOTEL ROOMS
women and families, 6:36	Homeless shelters
Evictions	evictions, 6:52
Generally, 6:49 et seq.	families, 6:43
court process	Rent control and rent stabilization
NYC, 6:50	hotels and single-room-occupancy buildings,
outside NYC, 6:51 et seq.	4:48 et seq.
homeless shelter residents, 6:53	rehabilitation of room, eviction for, 8:181 et
hotel/motel residents, 6:52	seq. Self-help evictions, 7:15
Fair share rules challenge, siting of homeless shelters, 6:57	Short term rentals, 2:63
Family shelters	HOUSING COURT ACT
Generally, 6:41 et seq.	Consolidation authority, 13:26
New York City requirements, 6:42	Housing Part Actions, this index
restaurant allowance, 6:44	HOUSING MAINTENANCE CODE
HIV/AIDS, homeless people with, 6:167	
Hotel/motel residents	Residential landlord-tenant relationship, 2:78
evictions, 6:52	HOUSING PART (HP) ACTIONS
family shelters, 6:43	Generally, 19:53 et seq.
New York City, emergency shelter for men in	Affidavits, use in lieu of petition, 19:60
Generally, 6:35	Arbitration, 19:69
women and families, 6:36	City-owned housing tenant petitioners, 19:57
Physical standards for shelters	Civil penalties, 19:72
Generally, 6:45	Commencing proceeding, 19:61
waivers, 6:46	Correction orders, 19:70 et seq.
Provision of shelter codifications	Costs, 19:73
Generally, 6:37 regulations, 6:38	Defenses, 19:66 et seq.
SEQRA challenges to siting of homeless	Discovery, repairs claims, 13:59
shelters, 6:55	Economic infeasibility issues, 19:67, 19:68
Single-sex shelters, 6:40	Elements of claims, 19:62 et seq.
Siting of homeless shelters	Emergency repair program, seeking relief under, 19:76 et seq.
Generally, 6:54 et seq.	Fines, hearing or inquest required before
fair share rules challenge, 6:57	imposed, 19:75
SEQRA challenges, 6:55	Harassment issues, 19:55
ULURP challenges, 6:56	Hearing required before fines imposed, 19:75

HOUSING PART (HP) ACTIONS—Cont'd

Housing standards, broad jurisdiction to establish and maintain, 19:54

HPD, rent payable to, 19:74

HPD must be named, 19:59

Inquest required before fines imposed, 19:75

Jurisdiction, 19:54

Nonpayment proceedings, separate HP action as barring counterclaims, **10:83**

Orders to correct, 19:70 et seq.

Petitions, affidavit use in lieu of, 19:60

Prima facie case, 19:62 et seq.

Proper respondents, 19:58

Public-owned housing tenant petitioners, 19:57

Rent to HPD, not landlord, to pay fines, 19:74

Repairs claims, discovery, 13:59

Seeking relief under emergency repair program, **19:76 et seq.**

Separate HP action as barring counterclaims, nonpayment proceedings, **10:83**

Standing, 19:56 et seq.

Tenant relocation and costs, 19:73

HOUSING PRESERVATION AND DEVELOPMENT (HPD) DEPARTMENT

Article 7A proceedings, standing, 19:29

HOUSING PROGRAMS

Federally Subsidized Housing, this index Section 8 Programs, this index

ILLEGAL ACTIVITY

Discovery, illegal use evictions, 13:56

Drug Activity, this index

Eviction, illegal activity as basis for

Generally, 8:99 et seq.

See also Summary Eviction, this index

Evictions on expiration or termination of lease, 8:52

Multiple Dwelling Law, illegal third units, 12:47

Nuisance Abatement Law evictions, 8:118

NYC Illegal Eviction Law. See Self-Help Eviction, this index

Subleases, illegal, rent regulated tenancies, 8:164 et seq.

ILLEGAL ALIENS

Eligibility for federally subsidized programs, **5:13 et seq.**

Index to Subjects-42

ILLEGAL EVICTION LAW

Self-Help Eviction, this index

IMPROVEMENTS

Article 7A Proceedings, this index Housing Part Actions, this index

INCARCERATED TENANTS

Summary evictions, personal jurisdiction, 7:175

INCOMPETENTS

Guardians for as parties, summary evictions, 7.117

INDIGENTS

See also Poor Persons, this index Costs. **16:66**

INJUNCTIONS

Rent strikes

Generally, 19:11 et seq.

federal courts, 19:13

Yellowstone injunctions, predicate notices, 8:241

INOUESTS

Default judgment inquests

Generally, **15:16**

fraud prevention, 15:17

HP actions, inquest required before fines imposed, **19:75**

IN REM HOUSING PROGRAM

Sources of landlord-tenant law substantive law. 1:14

Substantive law

sources of landlord-tenant law, 1:14

INSOLVENCY

Summary eviction, stay of warrant, 15:38

INTERCOMS

Habitability, 2:84

INTEREST

Security deposits, tenant's right to, 2:31
Temporary major capital improvement rent increases based on low-interest loans, 4:159

INTERIM MULTIPLE DEVELOPMENT (IMD) PROVISIONS

Loft Law, this index

INTERPRETERS

Affidavit of translation form, **14:66**Deaf persons, **14:4**Due process issues, **14:5**Summary eviction, **14:2 et seq.**, **14:66**

INTERVENTION

Motion practice, 13:16

JOINDER

Department of Social Services, **13:17** Federal agencies, **13:19** Motion practice, **13:16 et seq.**

JOINT TRIALS

Consolidation alternative, 13:27

JUDGMENT

Agreement postjudgment to renew lease can reinstate tenancy, **15:7**

Article 7A proceedings, 19:45

Conclusiveness of final judgment, summary eviction, **15:4**

Conveyance of property prior to summary eviction, **15:5**

CPLR 5015(a) motion to vacate judgment, **17:20**

Default, this index

Eviction

Generally, 1:33, 15:1

holdover proceedings, summary eviction, 15:3

Lease renewal by postjudgment agreement can reinstate tenancy, summary eviction, **15:7**

Motion to vacate judgment, CPLR 5015(a) grounds, 17:20

Nonpayment cases, satisfaction of judgment in, summary eviction, **15:6**

Nonpayment proceedings, summary eviction, 15:2

Postjudgment agreement to renew lease can reinstate tenancy, summary eviction, **15:7**

Prior conveyance of property, summary eviction, **15:5**

Reinstatement of tenancy by postjudgment agreement to renew lease, summary eviction, **15:7**

Renewal of lease by postjudgment agreement can reinstate tenancy, summary eviction, **15:7**

JUDGMENT—Cont'd

Satisfaction of judgment in nonpayment cases, summary eviction, **15:6**

Summary eviction

Generally, 1:33

tenancy reinstatement by postjudgment agreement to renew lease, **15:7**

vacate judgment motions, 17:4 et seq.

Vacate Judgment Motions, this index

JURISDICTION

Concurrent jurisdiction with courts of Loft Board, **6:86**

Counterclaims

subject matter jurisdiction, 10:66

Expanded jurisdiction

local courts, summary evictions, 7:47

summary evictions, local courts, 7:47

Failure of Service of Process, this index

HP actions, 19:54

Invocation of, summary evictions, 7:38

Loft Board, concurrent jurisdiction with courts, 6:86

NYC Housing Court

ancillary matters, jurisdiction over, **7:53** concurrent jurisdiction with certain agencies, **7:55**

jurisdiction over ancillary matters, 7:53 limitations on Housing Court jurisdiction, 7:54

Personal Jurisdiction, this index

Possession necessary for, summary evictions, 7:39

Rent Control and Rent Stabilization, this index Subject Matter Jurisdiction, this index

Summary evictions

Generally, 1:40, 7:36 et seq.

invocation of, 7:38

possession necessary for, 7:39

subject matter, 7:36, 7:43 et seq.

Termination notices, jurisdictional consequences, **8:243**

JURISDICTIONAL DEFENSES

Appeal, raising defense on appeal, subject matter jurisdiction issues, **10:53**

Appearance, no waiver by, subject matter jurisdiction issues, **10:52**

Burden of proof, failure of service of process, 11:2

JURISDICTIONAL DEFENSES—Cont'd JURY TRIALS—Cont'd Federal regulations affecting waivers, nonpay-Claim to possession, nonpayment proceedings, 10:55 ment proceedings, 10:33 Hearing on contested waiver, nonpayment Failure of service of process proceedings, 10:27 burden of proof, 11:2 Knowing waivers, nonpayment proceedings, holdover proceedings Generally, 11:1 Motion to strike demand, nonpayment proceedburden of proof, 11:2 ings, 10:22 Nonpayment proceedings Nonpayment See also Nonpayment Proceedings, this Generally, 10:13 et seq. index See also Nonpayment Proceedings, this claim to possession, 10:55 index possession, tenant Personal injury counterclaims, nonpayment Generally, 10:54 proceedings waiver, 10:34 claims of possession, 10:55 Right to jury trial subject matter jurisdiction issues, 10:50 et adult care facilities evictions, 6:129 seq. Third party adoption of waiver, 10:29 Statutory requirements, 10:51 Subject matter jurisdiction issues Generally, 10:14, 10:23 et seq. appeal, raising defense on appeal, 10:53 burden of proof, 10:26 appearance, no waiver by, 10:52 burden of proof, nonpayment proceedings, statutory requirements, 10:51 10:26 causes of action subsequent to agreement, **JURY TRIALS** 10:35 Burden of proof of waiver, 10:26 conspicuous notice, 10:25 Causes of action subsequent to waiver agreeconspicuous notice of waiver right, 10:25 ment, nonpayment proceedings, 10:35 counterclaims, equitable, 10:36 Conspicuous notice of waiver right, nonpaycounterclaims, personal injury, 10:34 ment proceedings, 10:25 equitable counterclaims, 10:36 Counterclaims, equitable, waiver, nonpayment expiration of lease affecting, 10:28 proceedings, 10:36 federal regulations affecting waivers, 10:33 Counterclaims, personal injury, waiver, hearing on contested waiver, 10:27 nonpayment proceedings, 10:34 knowing waivers, 10:24 Defenses, equitable, waiver, nonpayment lease expiration affecting, 10:28 proceedings, 10:36 notice of right, 10:25 Demand for jury trial personal injury counterclaims, 10:34 Generally, 10:13 rent regulation issues, 10:30 et seq. extensions of time, 10:18 third party adoption, 10:29 fees, 10:19 et seq. voluntariness, 10:24 holdovers, 10:16 late filings, 10:17 KEYS motion to strike demand, 10:22 See also Access Rights, this index non-NYC nonpayments, 10:16 Duplicate key, refusal to supply, breach of time to make, 10:15 lease and objectionable conduct, 8:86 Equitable counterclaims waiver, nonpayment Landlord's right to key, habitability, 2:85 proceedings, 10:36 **LACHES** Equitable defenses waiver, nonpayment

Burden of proof, 12:28

Index to Subjects-44

proceedings, 10:36

LACHES—Cont'd LEASES—Cont'd Cases considered on individual basis, 12:27 Breach of lease Delayed assertion of claim element, 12:31 Generally, 8:54 et seq. Elements of defense, 12:29 See also Summary Eviction, this index Excuse for delay Business use of dwelling unit, leases as breach, 8:74 et seq. Generally, 12:34 nonpossessory judgments, 12:35 Cancellation options special rent increases for controlled tenan-Lack of notice to respondent, 12:32 cies, 4:136 Nonpayment Change of use of manufactured home park as Generally, 12:26 et seq. exception to lease renewal requirement, See also Nonpayment Proceedings, this 6:135 index Charges, disclosure and reasonableness of, Prejudice element, 12:33 manufactured home parks, 6:139 Respondent, lack of notice to, 12:32 Chronic rent delinquency as breach, 8:82 et Valid claim element, 12:30 LATE FEES Civil forfeiture, illegal activity basis for evic-Generally, 2:40 tion, 8:100 Collective bargaining by tenants, manufactured LEAD PAINT home parks Class actions, 2:115 Generally, 6:143 Federally subsidized housing programs, 5:47 retaliation protections, 6:144 Habitability, 2:101 et seq. Commercial unit, residential use of as breach, Tort liability, 2:116, 2:117 8.78 Consent, installation of appliances without as **LEASES** breach, 8:66 et seq. Abandonment Continuous conduct as breach, 8:92 Generally, 2:128 et seq. Cooperatives, proprietary leases, 6:65 mitigation of damages, 2:138 Cure of breach Access to make repairs, refusal to provide as Generally, 8:55 et seq. breach, 8:87 See also Summary Eviction, this index Action for rent, expiration of lease required for, nuisance proceeding, 8:59 2:139 statutory postjudgment opportunity to cure, Allegation requirements under RPAPL, illegal 8:58 activity basis for eviction, 8:126 et seq. Danger, imminence of as breach, 8:95 Annoyance as breach, 8:94 Dangerous conduct as breach, 8:92 Appliances, installation of appliances without Death of tenant, terminating relationship before as breach, 8:66 et seq. expiration of term, 2:137 Assignments Disclosure of charges, manufactured home Loft Law parks, 6:139 Generally, 6:102 Domestic violence, special lease termination waivers, **6:103** provisions for victims of, 2:135, 3:30 manufactured home parks, 6:145 Drugs, illegal activity basis for eviction Generally, 8:113 Attorney's fees trade or manufacture of drugs, 8:128 Generally, 16:3, 16:4 Duration of lease, residential landlord-tenant manufactured home parks, 6:149 relationship reciprocal right of tenant, 16:9 et seq. Generally, 2:19 Automatic renewal, residential landlord-tenant relationship, 2:20 automatic renewal, 2:20

LEASES—Cont'd

Eccentric behavior as breach, 8:93

Estoppel, tenancy by, residential landlord-tenant relationship, **2:12**

Evidence: search and seizure, illegal activity basis for eviction, **8:138 et seq.**

Exception to renewal requirement, change of use of manufactured home park, 6:135

Exclusionary Rule, generally, illegal activity basis for eviction, **8:140**

Expiration of lease required for action for rent, 2:139

Family day care business in home, leases as breach, **8:77**

Family day care business in home as breach, **8:76**

Federal civil forfeiture law, illegal activity basis for eviction, **8:101**

Federally subsidized housing programs requirements, **5:42 et seq.**

Frequent conduct as breach, 8:92

Guarantors, residential landlord-tenant relationship, **2:17**

Hoarding as breach, 8:97

Illegal activity as basis for eviction

Generally, 8:99 et seq.

See also Summary Eviction, this index Imminence of danger, as breach, **8:95**

In-home family day care, leases as breach, **8:77** In-home family day care as breach, **8:76**

Installation of appliances without consent as breach, **8:66 et seq.**

Installation of satellite dishes and television antennae without consent as breach, 8:69

Lease offer for at least one-year term, tenant right to, manufactured home parks, **6:133** et seq.

Lessee entitled to possession as summary eviction party, **7:85**

Limitations on rent increases manufactured home parks, **6:141**

Loft Law, assignment of lease

Generally, 6:102

waivers, **6:103**

Manufactured home parks

Generally, 6:133 et seq.

See also Manufactured Home Parks, this index

LEASES—Cont'd

Military personnel, special termination rules for, **2:136**

Mitigation damages when tenant vacates before expiration of lease, 2:138

Musical instrument use as breach, 8:96

New York State civil forfeiture law, illegal activity basis for eviction, **8:103**

Nonpayment Proceedings, this index

Nuisance Abatement Law, 8:118

Nuisance as breach

Generally, **8:89 et seq.** cure, **8:59**

NYC, statutory postjudgment opportunity to cure breach, **8:58**

Objectionable conduct as breach

Generally, 8:89 et seq.

disabilities causing, 8:90

Offer of lease for at least one-year term, tenant right to, manufactured home parks, **6:133** et seq.

One-year term, tenant right to lease offer for at least, manufactured home parks, **6:133 et seq.**

Overcrowding after agency finding as breach, 8:81

Pet rules as breach, 8:71 et seq.

Plain language requirement, residential landlord-tenant relationship, **2:14**

Possession, lessee entitled as summary eviction party, **7:85**

Possibility of criminal prosecution, illegal activity basis for eviction, **8:137**

Presence of drugs, illegal activity basis for eviction, 8:142

Proof requirements under RPAPL, illegal activity basis for eviction, **8:126 et seq.**

Proprietary leases, cooperatives, 6:65

Real Property Law, illegal activity voids lease under, 8:104

Reasonableness of charges, manufactured home parks, **6:139**

Recurring conduct as breach, 8:92

Refusal to provide access to make repairs as breach, 8:87

Refusal to renew lease for rent stabilized tenancies, **4:193 et seq.**

Refusal to supply duplicate key as breach, **8:86** Renewal leases for rent stabilized units, **2:15**

LEASES—Cont'd	LEASES—Cont'd
Renewals refusal to renew leases for rent	Self-incrimination privilege, illegal activity
stabilized tenancies, 4:193 et seq.	basis for eviction, 8:107
Rent control and rent stabilization	Senior citizens, termination provisions for
Generally, 4:176	Generally, 2:133
illegal activity basis for eviction, 8:123 et	notice requirements, 2:134
seq.	Smoking as breach, 8:98
TMI rent increases	Special lease termination provisions for victims
lease cancellation options, 4:136	of domestic violence, 2:135
lease clause permitting increase, 4:156	Special practice considerations, illegal activity
Rent increase limitations, manufactured home	basis for eviction, 8:136
parks, 6:141	Special rent increases for controlled tenancies Generally, 4:156
Repairs as breach, refusal to provide access to	lease cancellation options, 4:136
make, 8:87	Special termination rules for active duty
Required provisions, federally subsidized housing programs, 5:42 et seq.	military personnel, 2:136
Residential Landlord-Tenant Relationship, this index	Specific types of violations, cure of breach, 8:65
Residential use of commercial unit as breach, 8:78	Spouse (opposite or same-sex), right to have added to lease, 2:13
Retaliatory Eviction, this index	Statutory postjudgment opportunity to cure
Right to sell manufactured home within	breach
manufactured home park	Generally, 8:57
Generally, 6:147	NYC, 8:58
Right to sell manufactured home within	Subletting
manufactured home park, approval rights, 6:148	manufactured home parks, 6:145 term of sublease
Roommates, manufactured home parks, 6:146	Generally, 2:58
RPAPL illegal activity basis for eviction	violations, treble damages, 2:59
Generally, 8:105, 8:126 et seq.	Successors
Section 711(5), 8:111	binding effect of rent stabilization-type
Section 711(3), 8:111 Section 715, 8:112	agreements, 4:176
	Summary Eviction, this index
Rules and regulations, tenant access to, manufactured home parks, 6:138	Surrender of premises required for termination, 2:140
Sales of manufactured homes within parks	Television antennae installation without
Generally, 6:147	consent as breach, 8:69
approval rights, 6:148	Temporary major capital improvement
Satellite dish installation without consent as breach, 8:69	increases, 4:136 , 4:156 Tenancy by estoppel, residential landlord-ten-
Search and seizure, illegal activity basis for eviction, 8:138 et seq.	ant relationship, 2:12
Section 8 program lease requirements	Tenant access to rules and regulations, manufactured home parks, 6:138
Generally, 5:146 et seq.	Tenant right to lease offer for at least one-year
prohibited provisions, 5:147	term, manufactured home parks, 6:133 et
renewal or termination at end of lease term,	seq.
5:164	Tenants' right to organize
required provisions, 5:148	manufactured home parks, 6:144
Security Deposits, this index	retaliation protections, 6:144
	r, , , , , , , , , , , , , , , , ,

LEASES—Cont'd	LOAN PROGRAMS
Termination provisions for senior citizens	Finance, this index
Generally, 2:133	LOBBY ATTENDANT SERVICES
notice requirements, 2:134	Habitability, 2:86
Term of sublease	11a01ta011ity, 2.80
Generally, 2:58	LOFT LAW
violations, treble damages, 2:59	Generally, 6:79 et seq.
Timing of written offer of lease, manufactured home parks, 6:134	Accreted units, IMD provisions, 6:89 Applicants for IMD status, burden of proof,
Types of violations, cure of breach, 8:65	6:96
Unauthorized alterations as breach, 8:79, 8:80	Applications for Loft Law coverage, 6:97
Unauthorized occupants as breach, 8:88	Assignment of lease
Unconscionable provisions, 2:21	Generally, 6:102
Unconscionable provisions, residential	waivers, 6:103
landlord-tenant relationship, 2:21	Board, Loft
Violations, specific types of, cure of breach,	Generally, 6:83
8:65	composition, 6:84
Waste as breach, 8:79 , 8:80	concurrent jurisdiction with courts, 6:86
Written offer of lease, timing of, manufactured	duties, 6:85
home parks, 6:134	regulations, 6:87
LICENSEES	Broad construction, IMD provisions, 6:94
Co-habitants, proceeding against, 8:23 Evictions	Burden of proof of applicants for IMD status, 6:96
Generally, 8:16 et seq.	Causation of tenant vacation intent, harass-
co-habitants, proceeding against, 8:23	ment, 6:120
proceeding against co-habitant, 8:23	Certificate of occupancy prerequisite to
remaining household members, proceedings	personal use eviction, 6:116
against	Compliance, owner pass on of costs of to ten-
Generally, 8:20 et seq.	ants, 6:109
spouse protections, 8:21	Composition of Loft Board, 6:84
service of notice to quit, 8:19	Concurrent jurisdiction of courts and Loft
spouse's rights, 8:21	Board, 6:86
Notice to quit	Constitutionality, 6:82
Generally, 8:18	Constructive purchase of fixtures, 6:104
service, 8:19	Courts, Loft Board concurrent jurisdiction
superintendent/employee proceedings, 8:25	with, 6:86
NYC Illegal Eviction Law, self-help evictions,	Coverage, 6:88 et seq.
7:13	Coverage can be lost if unit is abandoned, 6:98
Parties, evictions, 8:17	Duties of Loft Board, 6:85
Proceeding against co-habitant, 8:23	Eviction
Remaining household members, proceedings	Generally, 6:111 et seq.
against	certificate of occupancy prerequisite to
Generally, 8:20 et seq.	personal use eviction, 6:116
spouse protections, 8:21	factual issues, 6:114
Self-help evictions, NYC Illegal Eviction Law,	issues of fact, 6:114
7:13	notice requirements, 6:115
Service of notice to quit, 8:19	occupancy certificate as prerequisite to
Spouse's rights, 8:21	personal use eviction, 6:116

Index to Subjects-48

LOFT LAW—Cont'd	LOFT LAW—Cont'd
Eviction—Cont'd	Interim multiple development (IMD) provi-
personal use eviction, occupancy certificate	sions—Cont'd
as prerequisite to, 6:116	independent family living, unit indicia of,
petitioner, specific showings required of	6:95
Generally, 6:112	status, burden of proof, 6:96
implications if showing not made, 6:113	tenant harassment terminates use of provi-
Factual issues, eviction, 6:114	sion, 6:101
Family living, independent, unit indicia of, IMD provisions, 6:95	unit indicia of independent family living, 6:95
Fixtures	Jurisdiction, 6:86
constructive purchase of, 6:104	Landlord election not to buy fixtures
landlord election not to buy	Generally, 6:102
Generally, 6:102	waivers, 6:103
waivers, 6:103	Lease, assignment of
Habitability, 6:117	Generally, 6:102
Harassment	waivers, 6:103
Generally, 6:119 et seq.	Legalization requirements, 6:106
causation of tenant vacation intent, 6:120	Loft Law coverage, 6:88 Loss of coverage if unit is abandoned, 6:98
intent to cause tenants to vacate, 6:120	Noncompliance, rent collections and, 6:108
remedies, 6:121	Notice requirements, eviction, 6:115
tenant vacation, intent to cause, 6:120	Occupancy certificate as prerequisite to
termination of use of IMD provision, 6:101	personal use eviction, eviction, 6:116
vacation of tenant, intent to cause, 6:120	Ongoing right to apply for Loft Law coverage,
Hardship exemption, recorded covenant, 6:107	6:97
Improvements, sale of, 6:99 et seq.	Owner pass on of costs of complying to ten-
Independent family living unit, indicia of, IMD	ants, 6:109
provisions, 6:95	Owner's purchase as taking unit out of rent
Initial rent for stabilized tenancies, 4:105	stabilization coverage, 6:100
Intent to cause tenants to vacate, harassment,	Personal use eviction, occupancy certificate as
6:120	prerequisite to eviction, 6:116
Interim multiple development (IMD) provisions	Petitioner, specific showings required for evic- tion
	Generally, 6:112
1987 amendments to Loft Law, 6:90	implications if showing not made, 6:113
1992 amendments to Loft Law, 6:91	Purpose, 6:81
1996 Extensions of Loft Law, 6:92	Recorded covenant, hardship exemption, 6:107
2010 amendments to Loft Law, 6:93	Registration requirements, 6:105
Generally, 6:88 et seq.	Regulations, Loft Board, 6:87
accreted units, 6:89	Remaining household members, succession
applicants for IMD status, burden of proof,	rights in lofts, 6:118
6:96	Remedies, harassment, 6:121
broad construction, 6:94	Rent collections and noncompliance, 6:108
burden of proof status, 6:96	Rent control and rent stabilization
family living, independent, unit indicia of,	Generally, 6:110
6:95	initial rent for stabilized tenancies, 4:105
harassment of tenants terminates use of provision, 6:101	owner's purchase as taking unit out of, 6:100

LOFT LAW—Cont'd

Rent control and rent stabilization—Cont'd state and local rent stabilization coverage, 4:52

Right to apply for Loft Law coverage, **6:97** Sale of fixtures or improvements, **6:99 et seq.** Scope, **6:88 et seq.**

Specific showings required of eviction petitioner

Generally, 6:112

implications if showing not made, 6:113

State and local rent stabilization coverage, 4:52

Succession rights in lofts, 6:118

Tenant harassment terminates use of IMD provision, **6:101**

Tenants, owner pass on of costs of complying to, **6:109**

Tenant vacation, intent to cause, **6:120**

Unit abandonment, loss of coverage, 6:98

Unit indicia of independent family living, IMD provisions, **6:95**

Vacation of tenant, intent to cause, 6:120

LONG-TERM RESIDENTS

Eviction exempt rent regulated tenancies, **8:187 et seq.**

LOW INCOME PERSONS

See also Poor Persons, this index; Pro Se Litigation, this index

Attorney's fees, 16:27

Low Income Housing Trust Fund Program, 4:61

Private Housing Finance Law, this index Source of income discrimination protection, 3:53

MAINTENANCE

Article 7A Proceedings, this index

Cooperatives, 6:66

Habitability, this index

Housing Maintenance Code, 2:78

Nonpayment defense, maintenance in habitable and usable fashion element of warranty, 12:78

NYC Housing Court, 7:52

Repairs, this index

Section 8 Programs, this index

MALICIOUS PROSECUTION

Generally, 16:81

Index to Subjects-50

MANUFACTURED HOME PARKS

Generally, 6:131 et seq.

Assignment, 6:145

Change of use of park as exception to lease renewal requirement, **6:135**

Charges, disclosure and reasonableness of, **6:139**

Collective bargaining by tenants

Generally, 6:143

retaliation protections, 6:144

DHCR enforcement of Real Property Law Section 233, **6:150**

Disclose of charges, 6:139

Discrimination

Generally, 6:153 et seq.

children, 6:155

Federal Fair Housing Act, 6:157

protected categories

Generally, 6:154

children, **6:155**

Real Property Law Sections 236, 237, 6:156

Eviction, specific grounds for, 6:151

Exception to lease renewal requirement, change of use of park, **6:135**

Federal Fair Housing Act, 6:157

First refusal right when manufactured home park is offered for sale, **6:152**

Habitability, 6:142

Leases

Generally, 6:132

assignment, 6:145

attorney's fees, 6:149

change of use of park as exception to lease renewal requirement, **6:135**

charges, disclosure and reasonableness of, **6:139**

collective bargaining by tenants

Generally, 6:143

retaliation protections, 6:144

DHCR, park owner filing annual registration statement with, **6:137**

disclose of charges, 6:139

eviction, specific grounds for, 6:151

exception to renewal requirement, change of use of park, **6:135**

first refusal right when manufactured home park is offered for sale, **6:152**

habitability, 6:142

MANUFACTURED HOME PARKS—Cont'd MANUFACTURED HOME PARKS—Cont'd Leases—Cont'd Real Property Law Section 233 limitations on rent increases, **6:141** Generally, 6:132 manufactured home park sales, first refusal DHCR enforcement, 6:150 right, 6:152 penalties for failure to comply, 6:136 offer for at least one-year term, tenant right Reasonableness of charges, **6:139** to, **6:133 et seq.** Rent increase limitations, **6:141** offer of lease for at least one-year term, ten-Roommates, 6:146 ant right to, 6:133 et seq. Rules and regulations, tenant access to, 6:138 one-year term, tenant right to lease offer for Sales of manufactured homes within parks at least, 6:133 et seq. Generally, 6:147 park owner filing annual registration stateapproval rights, 6:148 ment with DHCR, 6:137 Security deposits, 2:34, 6:140 reasonableness of charges, 6:139 Specific grounds for eviction, **6:151** registration statement with DHCR, park Subletting, 6:145 owner filing annual, 6:137 Tenants rent increase limitations, 6:141 access to rules and regulations, 6:138 roommates, 6:146 right to lease offer for at least one-year term, rules and regulations, tenant access to, 6:138 6:133 et seq. sales of manufactured homes within parks right to organize Generally, 6:147 Generally, **6:143** approval rights, 6:148 retaliation protections, 6:144 security deposits, **6:140** Timing of written offer of lease, 6:134 specific grounds for eviction, 6:151 Written offer of lease, timing of, 6:134 subletting, 6:145 tenant access to rules and regulations, 6:138 **MARITAL STATUS** tenant right to lease offer for at least one-Discrimination protection, 3:52 year term, 6:133 et seq. MENTALLY ILL PERSONS tenants' right to organize Community residences, 6:122 Generally, 6:143 retaliation protections, **6:144** MILITARY SERVICE timing of written offer of lease, 6:134 Assignment of counsel for servicemembers written offer of lease, timing of, 6:134 Generally, 15:26 Limitations on rent increases, 6:141 summary evictions, 7:127 Manufactured home park sales, first refusal Counsel for servicemembers, assignment of, right, 6:152 15:26 Offer of lease for at least one-year term, tenant Default judgments, nonmilitary affidavits, right to, 6:133 et seq. 15:19 et seq. One-year term, tenant right to lease offer for at Leases, special termination rules for, 2:136 least, **6:133 et seq.** Nonmilitary affidavits, default judgment, 15:19 Penalties for failure to comply with Real Propet seq. erty Law Section 233, **6:136** Servicemembers' Civil Relief Act, summary Protected categories for discrimination eviction, 15:22 purposes Soldiers' and Sailors' Relief Act, summary Generally, 6:154 eviction, 15:23 children, **6:155** MIRRORS IN ELEVATORS Real Property Law protections for security deposits, 2:34 Habitability, 2:87

MISTAKE

Vacate stipulation motions, 17:31

MITCHELL-LAMA HOUSING

Generally, 6:1

See also Private Housing Finance Law, this

MITIGATION OF DAMAGES

Tenant vacates before expiration of lease, 2:138

MORTGAGE AGENCY INSURED LOANS

State and local rent stabilization coverage, 4:65

MORTGAGES

Bankruptcy, mortgagee in possession, no eviction by, 20:22

Federally subsidized housing, mortgage assistance payments

Section 235, 5:188

Section 236, 5:189

Foreclosure

Generally, 20:14

receivers, habitability warranty breach liability, **12:86**

Habitability warranty breach liability in nonpayment proceedings, mortgage foreclosure receivers, 12:86

Liability for breach of habitability warranty in nonpayment proceedings, mortgage foreclosure receivers, 12:86

No eviction by mortgagee in possession, **20:22** Nonpayment proceedings, liability for breach of habitability warranty, mortgage foreclosure receivers, **12:86**

Rehabilitation Mortgage Insurance Corp, **4:63**Rent control, Mortgage Agency Insured Loans, **4:65**

MOTION PRACTICE

Generally, 13:1 et seq.

Appeals of pretrial orders, 18:9

Appellate courts, 18:69

Article 7A proceedings, posttrial motion by owner, **19:45**

Article 78 relief, **13:20**

Change of venue, motion for, 13:29

Consolidation, this index

Contempt proceeding, 19:100

Department of Social Services joinder, 13:17

MOTION PRACTICE—Cont'd

Discontinue proceedings, 13:31, 13:32

Dismissal, this index

Failure to prosecute, dismissal, 13:7

Federal agencies joinder, 13:19

Federal court, removal to, 13:30

Intervention, 13:16

Joinder, 13:16 et seq.

Parties, motion to add, 13:16 et seq.

Poor persons litigation, 13:12 et seq.

Postjudgment motions

Vacate Judgment Motions, this index

Vacate or Stay Warrants of Eviction Motions, this index

Vacate Stipulation Motions, this index

Pretrial orders appeals, 18:9

Pro Se Litigation, this index

Removal and consolidation in Supreme Court, motion for. 13:28

Removal to federal court, 13:30

Restore proceedings to calendar, 13:35 et seq.

Stay pending resolution of another matter,

13:33, 13:34

Succession rights cases, summary judgment

Generally, 13:9

proof, 13:10

Summary eviction judgment, motion to vacate, 17:4 et seq.

Summary Judgment, this index

Supreme Court, motion for removal and consolidation in, 13:28

Time to answer when motion to dismiss is denied, 13:5

Vacate Judgment Motions, this index

Vacate or Stay Warrants of Eviction Motions, this index

Vacate Stipulation Motions, this index

Venue change, 13:29

When grounds for dismissal must be raised, 13:4

When motions are to be made, 13:2

With or without prejudice, dismissal, 13:6

MULTIPLE DWELLING LAW

See also Apartments, this index

Abandonment of multiple dwelling use, nonpayment, registration-related defense, 12:49

Index to Subjects-52

MULTIPLE DWELLING LAW—Cont'd

- Allegations in petitions, nonpayment, registration-related defense, **12:43**
- Building no longer used as multiple dwelling, nonpayment, registration-related defense, 12:49
- Collection upon compliance, nonpayment, registration-related defense, **12:45**
- DHCR registration failures, nonpayment, registration-related defense, **12:64**
- Dismissal, pleading and proof compliance failure requirements, 12:44
- Ejectment actions, nonpayment, registrationrelated defense, 12:51
- Filings of registration statements, nonpayment, registration-related defense, **12:42**
- Holdover proceedings, registration-related defense, 12:50
- Illegal third unit, nonpayment, registrationrelated defense, 12:47
- Interim multiple development (IMD) provisions. See Loft Law, this index
- Multiple dwelling use abandonment, nonpayment, registration-related defense, **12:49**
- New registration statement filings, nonpayment, registration-related defense, **12:42**
- Noncompliance, recoupment of rents paid, nonpayment, registration-related defense, 12:46
- NYC registration requirements, nonpayment, registration-related defense, **12:40**
- Petition allegations, nonpayment, registrationrelated defense, **12:43**
- Pleading and proof compliance failure requires dismissal of nonpayment proceedings, 12:44
- Recoupment of rents paid where noncompliance, registration-related defense, **12:46**
- Registration
 - case-by-case status determination, 12:39 definitions, 12:38, 12:39
- status determination, case-by-case, 12:39
- Registration-related defenses
 - Generally, 12:37 et seq.
 - See also Nonpayment Proceedings, this index
- Residential landlord-tenant relationship, 2:76, 2:77
- Statement filings, nonpayment, registrationrelated defense, **12:42**

MULTIPLE DWELLING LAW—Cont'd

- Third units, illegal, nonpayment, registration-related defense, **12:47**
- Third units, vacant, nonpayment, registrationrelated defense, 12:48
- Utility shut-offs in, summary eviction, stay of warrant of eviction, **15:39**
- Vacant third unit, nonpayment, registrationrelated defense, **12:48**

MUTUAL HOUSING ASSOCIATION

Generally, 6:78

NATIONAL HOUSING ACT UNITS

Exemptions from rent stabilization, 4:78

NEGLIGENCE

Counterclaims, nonpayment proceedings, 10:87

NONPAYMENT PROCEEDINGS

Generally, 9:1 et seq., 12:1

Abandonment of multiple dwelling use, 12:49

Access requirements, 12:104

Additional difficulties for recipients of public assistance, **12:10**

Aggregated abatements for multiple problems, 12:111

Agreement for payment of rent, 9:10

Allegations

demand for rent requirements, 9:31 registration-related defense, 12:43

Alteration ends exemption, certification-failure defense, 12:54

Alternate rent arrangements to satisfy requirement, rent-impairing habitability violations, 12:144

Amendments of answers, 10:12

Amount of rent due

petitions, 9:38

Annoyances, habitability defenses, **12:112** Answers

Generally, 12:1 et seq.

Asserting defenses, below

interposing the answer, 12:1

service and filing of the answer, 12:6

what answer may contain, 12:5

when answer is due

Generally, 12:2 et seq.

local rules, 12:3

NYC, 12:4

NONPAYMENT PROCEEDINGS—Cont'd

Appeals, stays pending, deposit of rent, 18:29 Bankruptcy defense—Cont'd unexpired lease, tenant may assume/reject, Article 7A administrator, liability for breach of 10:61 habitability warranty, 12:90 Board of directors of condominium, liability Asserting defenses for breach of habitability warranty, 12:89 Generally, 10:1 et seq. Breach, problems of proving, habitability adjournments affecting time to answer, 10:8 defenses, 12:116 amendments of answers. 10:12 Breach of security claims, counterclaims, content of answer. 10:11 10:88 extensions of time to answer, 10:10 Bright-line standard, habitability defenses, oral or written answers, 10:4 12:77 time to answer Building no longer used as multiple dwelling, Generally, 10:6 et seq. registration-related defense, 12:49 adjournments affecting, 10:8 Burden of proof extensions of time, 10:10 improper rental amount defense, 12:18 verification, 10:5 laches, 12:28 overcharge defense, 12:23 when to answer respondent prerequisites, 9:33 Generally, 10:6 et seq. waiver of jury trial, 10:26 adjournments affecting, 10:8 Certification-failure defense extensions of time, 10:10 Generally, 12:52 et seq. who may answer, 10:3 alteration ends exemption, 12:54 written or oral answers, 10:4 combined apartments, 12:55 Assumption or rejection of unexpired lease, conversion ends exemption, 12:54 bankruptcy defense, 10:61 exempt buildings, subsequent conversion/ Authorized rent requirements rent-regulated alteration ends exemption, 12:54 tenants, 9:6 exemptions from certificate of occupancy Bankruptcy defense requirement, 12:53 assumption or rejection of unexpired lease, Multiple Dwelling Law Section 302 penalty 10:61 provisions definitions, state law governs, 10:61 Generally, **12:56 et seq.**, **12:63** filing, 10:58 et seq. exceptions to rent collection bar, 12:62 lease, stay and termination status, 10:62, tenant knowledge as waiver, 12:60 10:63 older buildings exemptions from certificate lease, unexpired, assumption or rejection of, of occupancy requirement, 12:53 10:61 requirements for combined apartments, plan, tenant-debtor, 10:64 12:55 procedure to lift stay, 10:60 subsequent conversion/alteration ends rejection or assumption of unexpired lease, exemption, 12:54 10:61 Charges, petitioner may not seek state law governs definitions, 10:61 Generally, 9:4 stay, lease termination status, 10:62, 10:63 claims of additional charges as rent, 9:5 stay, procedure to lift, 10:60 Claim to possession, jurisdictional defenses, tenant-debtor plan, 10:64 10:55 tenant may assume/reject unexpired lease, Collection upon compliance, registration-related defense, 12:45 unexpired lease, assumption or rejection of, Combined apartments, certification-failure defense, 12:55 10:61

NONPAYMENT PROCEEDINGS—Cont'd

UNPAYMENT PROCEEDINGS—Cont'd	NONPAYMENT PROCEEDINGS—Cont'd
Components of warranty of habitability, habit-	Counterclaims—Cont'd
ability defenses, 12:75	life, conditions dangerous to, 10:82
Conditions dangerous to life, health, safety, counterclaims, 10:82	mandatory counterclaims, 10:68
Condominium board, liability for breach of	negligence and, 10:87
habitability warranty, 12:89	no jurisdictional limit on amount, 10:66
Construction disturbing tenants, habitability	orders to correct, 10:81
defenses, 12:109	overcharge of rent, 12:24
Constructive eviction, habitability defenses,	personal injury, waiver of jury trial, 10:34
12:139	plenary action, stay while pursuing counterclaim in, 10:75
Contents of answers, 12:5	related counterclaims not stricken, 10:69
Cooperative shareholders	rent overcharge, 10:84
liability for breach of habitability warranty,	safety, conditions dangerous to, 10:82
12:88	scope of claim, 10:80
standing to assert habitability warranty,	security breach claims, 10:88
12:83	separate HP action as barring, 10:83
Counterclaims	settlement of suit affecting, 10:74
Generally, 10:65 et seq.	statute of limitations, 10:79
administrative remedy, courts may consider, 10:86	stay while pursuing counterclaim in plenary
amount, no jurisdictional limit on, 10:66	action, 10:75
breach of security claims, 10:88	tort liability, 10:87
concurrent jurisdiction with DHCR, 10:85	waivers
conditions dangerous to life, health, safety,	Generally, 10:70 et seq.
10:82	defenses by raising, 10:40
courts may consider administrative remedy,	habitability claims
10:86	Generally, 10:71
damages, 10:89	continued rent not waive, 10:77
defense waivers by raising, 10:40	regulated housing lease expirations, effect
DHCR, concurrent jurisdiction with, 10:85	on waivers, 10:72
discretion to entertain or sever	Court may supervise discovery, 13:60
Generally, 10:67 et seq.	Cross claims, 10:90
inextricably intertwined counterclaims,	Damages, counterclaims, 10:89
10:68	Dangerous to life, health, or safety element of warranty, habitability defenses, 12:76
related counterclaims, 10:69	Death of tenant, petitions, 9:44
equitable, waiver of jury trial, 10:36	Default in payment of rent, prerequisites, 9:13
forum	Defenses
courts may consider administrative rem-	
edy, 10:86	Generally, 10:37 et seq., 12:7 et seq.
DHCR, concurrent jurisdiction with,	Asserting defenses, above
10:85	Bankruptcy defense, above
habitability claims	Certification-failure defense, above
Generally, 10:76 et seq.	counterclaims, defense waivers by raising, 10:40
waivers, 10:71	
habitability defenses, 12:98 et seq.	demand defenses, 12:7, 12:8
health, conditions dangerous to, 10:82	equitable, waiver of jury trial, 10:36
inextricably intertwined counterclaims,	Failure of Service of Process, this index
10:68	failure to make proper rent demand, 12:7

NONPAYMENT PROCEEDINGS—Cont'd
Demand for jury trial—Cont'd
extensions of time, 10:18
Fair Debt Collection Practices Act
Generally, 9:20 et seq.
violations as defense, 9:21
fees, 10:19 et seq.
form of demand, 9:17
holdovers, 10:16
how demand is served, 9:24
late filings, 10:17
lease terms as controlling, 9:29
limitation of demand to rent due, 9:27
motion to strike demand, 10:22
non-NYC nonpayments, 10:16
period for which due, 9:26
petitioner must make demand for rent, 9:17
respondent, demand on, 9:30
second nonpayment proceeding, 9:35
service, 9:24
specificity of demand, 9:28
stale demand, 9:34
stays pending appeal, 18:29
terms of lease as controlling, 9:29
time to make, 10:15
what demand must state, 9:25 et seq.
when demand made, 9:18
whom demanded, 9:30
who must make demand, 9:19
written demand requirements, 9:23
Demand for rent
Generally, 9:15 et seq.
contents, 9:25 et seq.
demand for jury trial after, 9:17
lease terms as controlling, 9:29
second nonpayment proceeding, 9:35
service, 9:24
summary eviction default judgment, 15:11
what demand must state, 9:25 et seq.
who must make, 9:19
Deposits of rent, rent-impairing habitability
violations, 12:143
DHCR
counterclaims, concurrent jurisdiction, 10:85
registration failures, registration-related
defense, 12:64
Discovery supervision
Generally, 13:60

NONPAYMENT PROCEEDINGS—Cont'd	NONPAYMENT PROCEEDINGS—Cont'd
Discovery supervision—Cont'd	Filings of registration statements, registration-
holdovers vs nonpayments, 13:54 et seq.	related defense, 12:42
Discretion to entertain or sever counterclaim	Foreclosure receivers, liability for breach of
Generally, 10:67 et seq.	habitability warranty, 12:86
inextricably intertwined counterclaims,	Forum
10:68 related counterclaims, 10:69	administrative remedy, courts may consider, 10:86
Dismissal, pleading and proof compliance fail-	tenant choice, overcharge defense, 12:25
ure requires, registration-related defense,	Good faith, habitability defenses, 12:105
12:44	Habitability defenses
Earmarked payments, intended period, 9:26	Generally, 12:68 , 12:68 et seq.
Ejectment actions, registration-related defense,	access requirements, 12:104
12:51	against whom claim can be asserted, 12:85
Elements of defenses	aggregated abatements for multiple
habitability	problems, 12:111
Generally, 12:75	annoyances, 12:112
reasonably intended uses, 12:79	breach, problems of proving, 12:116 bright-line standard, 12:77
usable fashion maintenance, 12:78	components of warranty of habitability,
laches, 12:29	12:75
Equitable counterclaims, waiver of jury trial,	constitutionality of habitability statute, 12:72
10:36	construction disturbing tenants, 12:109
Exceptions, landlord-tenant relationship allega-	constructive eviction, 12:139
tion as prerequisites, 9:12	counterclaims, 10:76 et seq., 12:98 et seq.
Excuse for delay	dangerous to life, health, or safety element
Generally, 12:34	of warranty, 12:76
nonpossessory judgments, 12:35	elements of warranty
Exempt buildings, subsequent conversion/	Generally, 12:75
alteration ends exemption, certification-failure defense, 12:54	maintenance in habitable and usable fashion, 12:78
Exemptions from certificate of occupancy	reasonably intended uses, 12:79
requirement, certification-failure defense, 12:53	usable fashion maintenance, 12:78
	good faith, 12:105
Expiration or termination of lease, evictions, 8:49	health dangers element of warranty, 12:76
Failure of Service of Process, this index	heat and hot water failures, 12:107
Failure to make proper rent demand defenses,	inconveniences, 12:112
12:7	judicial interpretations and applications, 12:106
Failure to pay rent stabilization fee defense, 12:65 et seq.	latent defects, 12:74
Failure to plead and prove compliance requires	lesser problems, 12:112
dismissal, registration-related defense, 12:44	Liability for breach of habitability warranty, below
Fair Debt Collection Practices Act	life dangers element of warranty, 12:76
Generally, 9:20 et seq.	maintenance in habitable and usable fashion
violations as defense, 9:21	element of warranty, 12:78
Federal regulation status of unit, 9:43	multiple problems, aggregated abatements for, 12:111
Fees, petitioner may not seek, 9:4	notice requirements, 12:103
rees, pennoner may not seek, 7.4	nouce requirements, 12:103

UNPAYMENT PROCEEDINGS—Cont'd	NONPAYMENT PROCEEDINGS—Cont'd
Habitability defenses—Cont'd	Improper rental amount defense
partial actual eviction, 12:140	Generally, 12:17
patent defects, 12:74	burden of proof, 12:18
pre-statute case law, 12:70	rent increases, 12:19 et seq.
problems of proving breach, 12:116	Inconveniences, habitability defenses, 12:112
proof of breach problems, 12:116	Inextricably intertwined counterclaims,
Remedy for breach of habitability warranty,	counterclaims, 10:68
below	Judgment
rent abatement, statute of limitations for,	summary eviction, 15:2
12:102	tender of rent precludes payment defense,
rent deposit orders, 12:136 et seq.	12:15
Rent-impairing habitability violations, below	Judicial interpretations and applications of
responsibility for third-party acts, 12:114,	habitability defenses, 12:106
	Jurisdictional defenses
safety dangers element of warranty, 12:76	Generally, 10:49 et seq.
security failures, 12:113 Spiegel Law defense, 12:133 et seq.	appearance, no waiver of subject matter jurisdiction issues by, 10:52
Standing to assert habitability warranty,	bankruptcy filing, 10:58 et seq.
below	claim to possession, 10:55
statute of limitations for rent abatement,	notice of verification failure, 10:57
12:102	personal jurisdiction. See Failure of Service
statutory authority	of Process, this index
Generally, 12:69 et seq.	possession, tenant
pre-statute case law, 12:70	Generally, 10:54
third-party acts, responsibility for, 12:114 ,	claims of possession, 10:55
12:115	statutory requirements, subject matter juris-
usable fashion maintenance, 12:78	diction issues, 10:51
vicarious liability, 12:114, 12:115	subject matter jurisdiction issues
waivers	Generally, 10:50 et seq.
Generally, 12:73	appeal, raising defense on appeal, 10:53
counterclaims, 10:71	appearance, no waiver by, 10:52
warranty of habitability, elements of, 12:75	raising defense on appeal, 10:53
warranty of habitability elements of, 12:75	statutory requirements, 10:51
water leakage, 12:108	tenant does not waive by appearing, 10:52
who can assert habitability defenses, 12:80	tenant in possession
et seq.	Generally, 10:54
Health, conditions dangerous to, counterclaims,	claims of possession, 10:55
10:82	verification of petition failure
Health dangers element of habitability war-	Generally, 10:56
ranty, 12:76	notice of verification failure, 10:57
Heat and hot water failures, habitability defenses, 12:107	Jury trials
	Generally, 10:13 et seq.
Holdover claims compared	Demand for jury trial, above
discovery more freely granted, 13:54 et seq. prior initiation of, 11:15 et seq.	Laches
summary evictions, 7:34	Generally, 12:26 et seq.
Illegal third unit, registration-related defense,	burden of proof, 12:28
12:47	cases considered on individual basis, 12:27
A=+T/	cases considered on marvidual basis, 12.27

NONPAYMENT PROCEEDINGS—Cont'd	NONPAYMENT PROCEEDINGS—Cont'd
Laches—Cont'd	Local rules, when answer is due, 12:3
delayed assertion of claim element, 12:31	Maintenance in habitable and usable fashion
elements of defense, 12:29	element of warranty of habitability
excuse for delay	defenses, 12:78
Generally, 12:34	Mandatory counterclaims, 10:68
nonpossessory judgments, 12:35	Manufactured home parks, late charges, 9:8
lack of notice to respondent, 12:32	Month-to-month tenants, payment defense,
prejudice element, 12:33	12:12
respondent, lack of notice to, 12:32	Mortgage foreclosure receivers, liability for
valid claim element, 12:30	breach of habitability warranty, 12:86
Landlord-tenant relationship allegation as	Motion to strike demand jury demand, 10:22
prerequisites	Multiple Dwelling Law Section 302 penalty
Generally, 9:11	provisions
exceptions, 9:12	Generally, 12:56 et seq., 12:63
Late charges	exceptions to rent collection bar, 12:62
Generally, 9:7	tenant knowledge as waiver, 12:60
manufactured home parks, 9:8	Multiple dwellings
Latent defects, habitability defenses, 12:74	aggregated abatements for, habitability
Lease, stay and termination status, bankruptcy	defenses, 12:111 definitions, 12:38 , 12:39
defense, 10:62, 10:63	registration petitions, 9:40 et seq.
Lease, unexpired, assumption or rejection of,	registration-related defense, 12:37
bankruptcy defense, 10:61	use abandonment, registration-related
Lease terms as controlling, demand for rent requirements, 9:29	defense, 12:49
Legal rent proof, overcharge defense, 12:23	Negligence and counterclaims, 10:87
Lesser problems, habitability defenses, 12:112	New registration statement filings, registration
Liability for breach of habitability warranty	related defense, 12:42
Generally, 12:85 et seq.	Noncompliance, recoupment of rents paid,
Article 7A administrator, 12:90	registration-related defense, 12:46
board of directors of condominium, 12:89	Notice of nonpayment of rent, 9:16
condominium board, 12:89	Notice requirements, habitability defenses, 12:103
cooperative shareholder, 12:88	NYC, when answer is due, 12:4
foreclosure receivers, 12:86	NYC or NYCHA, liability for breach of habit-
Habitability defenses, above	ability warranty, 12:87
mortgage foreclosure receivers, 12:86	NYC registration requirements, registration-
NYC or NYCHA, 12:87	related defense, 12:40
receivers in mortgage foreclosure, 12:86	Occupancy, standing to assert habitability war-
Remedy for breach of habitability warranty,	ranty, 12:84
below	Older buildings exemptions from certificate of
responsibility for third-party acts, 12:114,	occupancy requirement, 12:53
12:115	Oral or written answers to petitions, 10:4
shareholder in cooperative, 12:88	Orders to correct, 10:81
third-party acts, responsibility for, 12:114,	Overcharge defense
12:115	Generally, 12:22 et seq.
Life, conditions dangerous to	burden of proof, 12:23
counterclaim, 10:82	counterclaims, 10:84, 12:24
habitability defenses, 12:76	forum, tenant has choice of, 12:25

ONPAYMENT PROCEEDINGS—Cont'd	NONPAYMENT PROCEEDINGS—Cont'd
Overcharge defense—Cont'd	Petitions—Cont'd
legal rent proof, 12:23	content of answer, 10:11
tenant has choice of forum, 12:25	death of tenant, 9:44
Partial actual eviction	federal regulation status of unit, 9:43
habitability defenses, 12:140	landlord-tenant relationship allegation
Patent defects	Generally, 9:11
habitability defenses, 12:74	exceptions, 9:12
Payment defense	multiple dwelling registration, 9:40 et seq.
Generally, 12:9 et seq.	notice of verification failure, 10:57
additional difficulties for recipients of public	oral or written answers, 10:4
assistance, 12:10	registrations multiple dwelling, 9:40 et seq.
judgment, tender of rent precludes, 12:15	rent regulatory status, 9:39
month-to-month tenants, 12:12	specific pleading requirements, 9:37
public assistance recipients, additional dif-	tenant death, 9:44
ficulties for, 12:10	unit federal regulation status, 9:43
receipt requirements, 12:11	verification failure
tender and refusal, 12:13 et seq.	Generally, 10:56
tender of rent precludes judgment and war-	notice of verification failure, 10:57
rant, 12:15	verification of answers, 10:5
warrant, tender of rent precludes, 12:15	when to answer
written receipt requirements, 12:11	Generally, 10:6 et seq.
Payment of rent	adjournments affecting, 10:8
agreement for as prerequisite, 9:10	extensions of time, 10:10
default as prerequisite, 9:13	who may answer, 10:3
Penalties, petitioner may not seek, 9:4	written or oral answers, 10:4
Penalty provisions of Multiple Dwelling Law	Plan, tenant-debtor
Section 302	bankruptcy defense, 10:64
Generally, 12:56 et seq., 12:63	Pleading and proof compliance failure requires
exceptions to rent collection bar, 12:62	dismissal, registration-related defense,
tenant knowledge as waiver, 12:60	12:44
Personal injury counterclaims, waiver of jury	Pleadings. Petitions, above
trial, 10:34	Plenary action, stay while pursuing
Personal jurisdiction. See Failure of Service of	counterclaim in, 10:75
Process, this index	Possession of unit by respondent, prerequisite,
Petition allegations	9:14
registration-related defense, 12:43	Prejudice element
Petitioner may additional charges as rent, 9:5	laches, 12:33
Petitioner may not seek fees, charges or penal-	Prerequisites
ties, 9:4	Generally, 9:9
Petitioner must make demand for rent, 9:17	agreement for payment of rent, 9:10
Petitioner must seek rent, 9:3	attorney's signature, 9:36
Petitions	burden of proof, 9:33
Generally, 9:37	default in payment of rent, 9:13
Allegations, above	demand for rent, 9:15
amendments of answers, 10:12	Demand for rent, above
amount of rent due, 9:38	Fair Debt Collection Practices Act
Asserting defenses, above	Generally, 9:20 et seq.

NONPAYMENT PROCEEDINGS—Cont'd	NONPAYMENT PROCEEDINGS—Cont'd
Prerequisites—Cont'd	Registration-related defense—Cont'd
Fair Debt Collection Practices Act—Cont'd	abandonment of multiple dwelling use,
violations as defense, 9:21	12:49
landlord-tenant relationship allegation	allegations in petitions, 12:43
Generally, 9:11	building no longer used as multiple dwell-
exceptions, 9:12	ing, 12:49
notice of nonpayment, 9:16	collection upon compliance, 12:45
payment of rent agreement for, 9:10	DHCR registration failures, 12:64
payment of rent default, 9:13	dismissal, pleading and proof compliance
Petitions, above	failure requires, 12:44
possession of unit by respondent, 9:14	ejectment actions, 12:51
rent payment agreement, 9:10	failure to plead and prove compliance
rent payment default, 9:13	requires dismissal, 12:44
respondent	filings of registration statements, 12:42
burden of proof, 9:33	illegal third unit, 12:47
possession of unit, 9:14	landlord can collect upon compliance, 12:45
rent demand on, 9:30	multiple dwelling, 12:37
service of demand for rent, 9:24	multiple dwelling defined, 12:38, 12:39
signatures of attorney, 9:36	multiple dwelling use abandonment, 12:49
specificity of rent demand, 9:28	new registration statement filings, 12:42
stale demand, 9:34	noncompliance, recoupment of rents paid,
unit possession by respondent, 9:14	12:46
what demand for rent must state, 9:25 et	NYC registration requirements, 12:40
seq.	petition allegations, 12:43
when demand made, 9:18	pleading and proof compliance failure
whom rent demanded, 9:30	requires dismissal, 12:44
who must make demand for rent, 9:19	recoupment of rents paid where noncompli-
written debt demand requirements, 9:23	ance, 12:46
Pre-statute case law	statement filings, 12:42
habitability defenses, 12:70	third unit, vacant, 12:48
Procedure to lift stay of bankruptcy defense,	third units, illegal, 12:47
10:60	vacant third unit, 12:48
Proof of breach problems, habitability defenses, 12:116	Registrations of multiple dwelling, petitions, 9:40 et seq.
Public assistance recipients, additional difficulties for, 12:10	Rejection or assumption of unexpired lease, bankruptcy defense, 10:61
Raising subject matter jurisdiction issues on	Remedy for breach of habitability warranty
appeal, 10:53	Generally, 12:91 et seq., 12:118, 12:128
Raising unrelated counterclaims, defense	comparative damages, 12:129
waiver by, 10:40	consequential damages, 12:94
Receipt requirements, payment defense, 12:11	damages, 12:117
Receivers in mortgage foreclosure, liability for	emotional distress damages, 12:96
breach of habitability warranty, 12:86	percentage damages, 12:92
Recoupment of rents paid where noncompli-	punitive damages, 12:97, 12:119, 12:129
ance, registration-related defense, 12:46	rent abatement remedy, 12:93, 12:95
Registration-related defense	repair and deduct, 12:120 et seq.
Generally, 12:37	set-offs, 12:117 , 12:131

NONPAYMENT PROCEEDINGS—Cont'd NONPAYMENT PROCEEDINGS—Cont'd Rent Requirements abatement, statute of limitations for, 12:102 attorney's signature, 9:36 combined apartments, certification-failure amount of rent due, 9:38 defense, 12:55 counterclaims for rent overcharge, 10:84 demand for rent, above demand for rent, above Prerequisites, above deposit order as defense, 12:136 et seq. Respondents habitability violations, rent-impairing lack of notice to, laches, 12:32 Generally, 12:141 et seq. possession of unit, 9:14 alternate rent arrangements to satisfy prerequisites, burden of proof, 9:33 requirement, 12:144 rent demand on, 9:30 deposits of rent, 12:143 Responsibility for third-party acts, habitability elements of claim. 12:141 defenses, 12:114, 12:115 rent deposits, 12:143 Right to rent demand in lease waiver rent-impairing violations, 12:141 prohibited, 12:8 rent voluntarily paid, 12:145 Safety danger element of habitability warranty satisfaction of requirement through counterclaims, 10:82 alternate rent arrangements to, defenses, 12:76 12:144 Satisfaction of requirement through alternate six months rule, 12:142 rent arrangements to, rent-impairing habittenant must deposit rent, 12:143 ability violations, 12:144 unavailable defense cases, 12:147 Scope of claim, counterclaims, 10:80 voluntarily paid rent, 12:145 Second nonpayment proceeding, demand for increases, improper rental amount defense, rent requirements, 9:35 12:19 et seq. Security breach claims, counterclaims, 10:88 limitation of demand to rent due, 9:27 Security failures, habitability defenses, **12:113** notice of nonpayment, 9:16 Separate HP action as barring counterclaims, overcharge counterclaims, 10:84 10:83 payer standing to assert habitability war-Service ranty, 12:81 answer. 12:6 payment agreement, prerequisites, 9:10 demand for rent. 9:24 payment default, prerequisites, 9:13 Failure of Service of Process, this index petition, amount of rent due, 9:38 Settlement of suit affecting counterclaims, petitioner must seek, 9:3 10:74 regulatory status Shareholder in cooperative, liability for breach of habitability warranty, 12:88 petitions, 9:39 Signatures of attorney, 9:36 stabilization fee, failure to pay defense, 12:65 et seq. Six months rule, rent-impairing habitability violations, 12:142 waiver of jury trial, 10:30 et seq. Specificity of rent demand, 9:28 respondent, demand on, 9:30 Spiegel Law defense, 12:133 et seq. service of demand for, 9:24 Stale demand, 9:34 specificity of demand, 9:28 voluntarily payment, rent-impairing habit-Standing to assert habitability warranty ability violations, 12:145 Generally, 12:80 et seq. what demand for must state, 9:25 et seq. cooperative tenant shareholders, 12:83 whom demanded, 9:30 occupancy, tenant not in, 12:84 written demand requirements, 9:23 payer of rent, 12:81

ONPAYMENT PROCEEDINGS—Cont'd	NONPAYMENT PROCEEDINGS—Cont'd
Standing to assert habitability warranty —Cont'd	Tenant in possession, jurisdictional defenses Generally, 10:54
rent payer, 12:81	claims of possession, 10:55
tenant associations, 12:82 tenant not in occupancy, 12:84	Tenant may assume/reject unexpired lease, bankruptcy defense, 10:61
tenant-shareholders in cooperative, 12:83 State law governs definitions, bankruptcy	Tenant must deposit rent, rent-impairing habitability violations, 12:143
defense, 10:61	Tenant not in occupancy, standing to assert habitability warranty, 12:84
Statement filings, registration-related defense, 12:42	Tenant-shareholders in cooperative, standing to
Statute of limitations	assert habitability warranty, 12:83
counterclaims, 10:79	Tender and refusal, payment defense, 12:13 et
rent abatement, habitability defenses, 12:102	Seq.
Statutory authority Generally, 9:2	Tender of rent precludes judgment and warrant, 12:15
habitability defenses	Terms of lease as controlling, demand for rent requirements, 9:29
Generally, 12:69 et seq. pre-statute case law, 12:70	Third party adoption of waiver of jury trial,
Statutory requirements	10:29
jurisdictional defenses, 10:51	Third-party liability for breach of habitability warranty, 12:114, 12:115
landlord-tenant relationship allegation as	Third units
prerequisites exceptions, 9:12	illegal, registration-related defense, 12:47
* · · · · · · · · · · · · · · · · · · ·	vacant, registration-related defense, 12:48
Stay, lease termination status, 10:62 , 10:63 Stay, procedure to lift, 10:60	Tort liability, counterclaims, 10:87
Stays pending appeal, 18:29	Unexpired lease, assumption or rejection of, bankruptcy defense, 10:61
Stay while pursuing counterclaim in plenary action, 10:75	Unit federal regulation status, petitions, 9:43
Subject matter jurisdiction	Unit possession by respondent, prerequisites, 9:14
appeal, raising defense on appeal, 10:53 appearance, no waiver by, 10:52	Unrelated counterclaims, defense waiver by raising, 10:40
concurrent jurisdiction with DHCR, 10:85 DHCR, concurrent jurisdiction with, 10:85	Vacant third unit, registration-related defense, 12:48
jurisdictional defenses, 10:51	Valid claim element, laches, 12:30
raising defense on appeal, 10:53	Verification of answers, 10:5
statutory requirements, 10:51	Verification of petition failure, jurisdictional
Subsequent conversion/alteration ends exemp-	defenses
tion, certification-failure defense, 12:54	Generally, 10:56
Summary evictions	notice of verification failure, 10:57
distinguished, 1:23 judgment, 15:2	Voluntarily paid rent, rent-impairing habitability violations, 12:145
Tenant associations, standing to assert habit-	Waiver of jury trial
ability warranty, 12:82	Generally, 10:14 , 10:23 et seq.
Tenant death, 9:44	burden of proof, 10:26
Tenant-debtor plan, bankruptcy defense, 10:64	causes of action subsequent to agreement,
Tenant has choice of forum, overcharge	10:35
defense, 12:25	conspicuous notice, 10:25

NONPAYMENT PROCEEDINGS—Cont'd Waiver of jury trial—Cont'd counterclaims, equitable, 10:36 counterclaims, personal injury, 10:34 defenses, equitable, 10:36 equitable counterclaims, 10:36 equitable defenses, 10:36 expiration of lease affecting, 10:28 federal regulations affecting waivers, 10:33 hearing on contested waiver, 10:27 knowing waivers, 10:24 lease expiration affecting, 10:28 notice of right, 10:25 personal injury counterclaims, 10:34 rent regulation issues, 10:30 et seq. third party adoption, 10:29 voluntariness, 10:24 Waivers of counterclaims Generally, 10:70 et seq. habitability claims, 10:71 lease expiration in regulated housing, 10:72 Waivers of defenses habitability, 12:73 raising unrelated counterclaims, 10:40 Waivers of right to rent demand in lease prohibited, 12:8 Warrant, tender of rent precludes payment defense, 12:15 Warranty of habitability, elements of, 12:75 Water leakage, habitability defenses, 12:108 What demand for rent must state, 9:25 et seq. When answer is due Generally, 12:2 et seq. local rules, 12:3 NYC, 12:4 When rent demand made, 9:18 When to answer petition Generally, 10:6 et seq. adjournments affecting, 10:8 extensions of time, 10:10 Who can assert habitability defenses, 12:80 et Who may answer petitions, 10:3

NONPRIMARY RESIDENCES

Eviction predicate notices, rent regulated tenancies, **8:205**, **8:206**

NOTICES, PREDICATE

Predicate Notices, this index

NUISANCE ABATEMENT LAW

Eviction, illegal activity as basis for, 8:118

NUISANCE EVICTIONS

Breach of lease and objectionable conduct, **8:89 et seq.**

Cure of breach, 8:59

NURSING HOME TENANTS

Holdover proceedings defenses, **11:64, 11:65**Personal jurisdiction, summary evictions, **7:174**

Statutory protection for victims of domestic abuse, **11:66**

NYC HOUSING AUTHORITY (NYCHA)

Federally Subsidized Housing, this index

NYC HOUSING COURT (NYCHC)

Advisory Council, 7:60

Ancillary matters, jurisdiction over, 7:53

Help Center attorneys, 7:56

Jurisdiction

ancillary matters, 7:53

concurrent jurisdiction with certain agencies, 7:55

limitations on Housing Court jurisdiction, 7:54

Maintenance standards, nonjury trials, 7:61

Summary evictions

Generally, 7:48 et seq.

See also Summary Eviction, this index

NYC ILLEGAL EVICTION LAW

Self-Help Eviction, this index

OBJECTIONABLE CONDUCT

Summary Eviction, this index

OCCUPANCY

Agreement for occupancy agreement relevancy, squatters, **8:15**

Alternative housing, occupant cannot find, stay of warrant of eviction, **15:40**

12:11

Who must make demand for rent, 9:19

Written debt demand requirements, 9:23

Written or oral answers to petitions, 10:4

Written receipt requirements, payment defense,

OCCUPANCY-Cont'd

Certificates of occupancy

Loft Law, certificate as prerequisite to personal use eviction, **6:116**

Nonpayment Proceedings, this index personal use eviction, Loft Law, **6:116** requirement, older buildings exemptions

from

certification-failure defense, 12:53

Conditions of occupancy. See Residential Landlord-Tenant Relationship, this index

Continuing occupancy, foreclosure, 20:35

Disclosure of social security number, residential landlord-tenant relationship, **2:42**

Eviction

illegal occupancy, **8:157 et seq.** unauthorized occupants, **8:88**

Family member restrictions, 2:43

Federally Subsidized Housing, this index

Foreclosure, continuing occupancy, 20:35

Habitability warranty, standing to assert, 12:84

Holdover proceedings, use and occupancy demands, **8:4 et seq.**

Illegal Eviction Law, occupant protections, 7:7 et seq.

Illegal occupancy, eviction, 8:157 et seq.

Leases, unauthorized occupants as breach, 8:88

Loft Law, occupancy certificate as prerequisite to personal use eviction, **6:116**

Notices, residential landlord-tenant relationship, **2:41**

Number of occupants permitted, 2:47

Number of occupants standards, 2:97

Older buildings exemptions from certificate of occupancy requirement, 12:53

Overcrowding as breach of lease, 8:81

Residences

Generally, **2:41 et seq.**

See also Residential Landlord-Tenant Relationship, this index

Restrictions on occupancy of family members or roommates, **2:43**

Roommates, this index

Section 8 Programs, this index

Self-help evictions, occupant protection, 7:7 et seq.

Social security number disclosure, residential landlord-tenant relationship, **2:42**

OCCUPANCY—Cont'd

Squatters, occupancy agreement relevancy, 8:15

Standards for number of occupants, residential landlord-tenant relationship, 2:97

Standing to assert habitability warranty, 12:84

Stay of warrant of eviction, alternative housing, occupant cannot find, **15:40**

Unauthorized occupants, breach of lease, 8:88

ORAL AGREEMENTS

Leases, 2:6 et seq.

ORGANIZATIONS OF TENANTS

Generally, 2:124

Collective Bargaining by Tenants, this index

Condominiums, this index

Cooperatives, this index

Rent strikes. 2:125

Right to organize under Real Property Law Section 230, **19:5**

OVERCHARGES

Rent Overcharges, this index

OVERCROWDING

Breach of lease and objectionable conduct, 8:81

OVERREACHING

Vacate stipulation motions, 17:32

PAROL EVIDENCE RULE

Leases, 2:9

PARTIAL ACTUAL EVICTION

Habitability defense, nonpayment proceedings, 12:140

PARTIES

Assignee of rents, 7:92

Cooperative corporations, 7:77

Corporations as

Generally, 7:68

counsel appearance requirements, 7:69

Deceased tenants, 7:104 et seq.

Default, purchaser after, 7:79

Descriptions of respondents, summary evictions, 7:113

Evictions

foreclosure, proceedings after, 8:33

licensees, 8:17

PARTIES—Cont'd

Evictions—Cont'd squatters, **8:10**

Foreclosure, proceedings after, evictions, **8:33** Guardians ad litem as

Generally, 7:118 et seq.

See also Summary Eviction, this index

Guardians for incompetents, 7:117

Illegal use, person authorized to end, 7:83

Incompetents, guardians for, 7:117

Landlords, 7:73 et seq.

Lessee entitled to possession, 7:85

Lessors, 7:73 et seq.

Licensees, 8:17

Managers of some NYC-owned buildings, 7:86

Motion to add, 13:16 et seq.

Nonexistent corporation as, 7:76

NYC, managers of some buildings, 7:86

Personal jurisdiction, parties who must be served, **7:164 et seq.**

Person authorized to end illegal use, 7:83

Person entitled to possession, 7:82

Person forcibly put out or kept out, 7:80

Purchaser after default, 7:79

Receivers, 7:84

Remaindermen, 7:78

Rents assignee, 7:92

Respondents, 7:95 et seq.

Reversioners, 7:78

Sharecropper, 7:81

Squatters, 8:10

Standing requirements

Generally, 7:70

petitions, standing allegations, 7:71

Substitution, requirements for, 7:91, 7:92

Successor-in-interest, 7:90

Summary evictions

Generally, 7:35, 7:67 et seq.

See also Summary Eviction, this index

Who must be served, personal jurisdiction, **7:164 et seq.**

PARTNERSHIP STATUS

Discrimination protection, 3:52

PAYMENT

Assumption or rejection of unexpired lease, nonpayment defense, **10:61**

Index to Subjects-66

PAYMENT—Cont'd

Certification of occupancy, nonpayment defenses, 12:52 et seq.

Counterclaims, nonpayment, 10:65 et seq.

Federally Subsidized Housing, this index

Lease, unexpired, assumption or rejection of, 10:61

Proof of payment evidence, summary eviction, 14:45, 14:46

Retaliatory eviction claims, payment of rent requirements, 11:27

Section 8 Programs, this index

PEEPHOLES

Habitability, 2:88

PERCENTAGE DAMAGES

Nonpayment proceedings, liability for breach of habitability warranty remedy for breach, **12:92**

PERMISSION ISSUES

Squatter evictions, 8:13, 8:14

PERSONAL JURISDICTION

Affixation at correct property, 7:184 et seq.

Conspicuous place service if personal/ substituted service fails, 7:183

Failure of Service of Process, this index

Federally subsidized housing, 7:193

Filing, 7:188 et seq.

HUD rules, 7:193

Incarcerated tenants, 7:175

Lack of, motion to vacate default judgment, 17:12 et seq.

Nursing home tenants, 7:174

Place of business service, 7:176

Proper service of process required for jurisdiction, 7:157

Reasonable application to make personal or substituted service, **7:169 et seq.**

RPAPL Section 735 service requirements, **7:168**

Statutory service requirements, 7:168

Substituted service, reasonable application to make, **7:169** et seq.

Substituted service on person living/working at premises, **7:177 et seq.**

Summary eviction

Generally, 7:173 et seq.

See also Summary Eviction, this index

Federally subsidized housing programs

occupancy
Generally, **5:46**

PERSONAL JURISDICTION—Cont'd PET RULES—Cont'd Federally subsidized housing programs Who may serve process, 7:158 et seq. occupancy—Cont'd **PETITIONS** termination of tenancy for harboring of pets, Adequacy of allegations to give notice, 7:137 5:75 Article 7A proceedings, 19:26 et seq. Holdover proceedings defenses Attorney's signature, 7:134 Generally, 11:46 et seq. Challenges to verification, 7:135 See also Holdover Proceedings, this index Contents requirements, 7:136 condominiums, 11:51 Facts upon which proceeding is based, 7:139 cooperatives, 11:51 Holdover proceedings, 7:140 exemption for NYC Health Authority build-Inconsistent theories, 7:138 ings, 11:50 Multiple dwelling registration, 7:141, 7:142 guide dogs, 11:34, 11:57 Nonpayment Proceedings, this index harboring of pet, open and notorious, 11:48 jurisdictions without pet law, 11:55 knowledge of pet by on-site employees conadequacy of allegations to give, 7:137 stitutes waiver, 11:49 statements in predicate notices, 7:140 NYC Health Authority buildings exemption, Order to show cause, 7:131 Prayers, 7:147 et seq. on-site employees' knowledge of pet by con-Predicate notices, statements in, 7:140 stitutes waiver, 11:49 Registration, multiple dwelling, 7:141, 7:142 open and notorious harboring of pet, 11:48 Rent regulatory status allegations, 7:143, 7:144 pre-statute cases, 11:55 RPAPL Section 741 contents requirements, statute of limitations, 11:54 7:136 timely landlord action requirements, 11:47 Service of, Article 7A proceedings, 19:35 et time to commence proceeding, 11:52, 11:53 waiver Show cause order, 7:131 Generally, 11:56 Standing allegations, 7:71 knowledge of pet by on-site employees Statements in predicate notices, 7:140 constitutes, 11:49 Summary evictions Reasonable accommodations, disabled persons Generally, 7:128 et seq. protections, 3:37 See also Summary Eviction, this index Violations, evictions, 8:71 et seq. Time to answer, 1:29 **PLEADINGS** Verification Petitions, this index Generally, 7:133 et seq. challenges, 7:135 POLICE POWER AUTHORITY Who may issue, 7:130 Article 7A proceedings, 19:24 Rent control and rent stabilization, 4:3 PET RULES Breach of lease and objectionable conduct POOR PERSONS evictions, 8:71 et seq. See also Low Income Persons, this index; Pro Defenses Se Litigation, this index guide dogs, 11:34, 11:57 Costs. 16:66 Disabled persons protections, reasonable Subpoena fees, summary eviction, 14:36 accommodations, 3:37

PREDICATE NOTICES

Generally, 8:225 et seq.

Burden of proof, failure to serve and file, 11:2

PREDICATE NOTICES—Cont'd	PREDICATE NOTICES—Cont'd
Contents	Intent not to renew, rent stabilized tenancy,
cure notice, 8:238	termination notice
quit notice, 8:230 et seq.	Generally, 8:272 et seq.
Cure issues in termination notice, 8:270	service, 8:281
Cure notice	Jurisdictional consequences, termination
Generally, 8:233	notice, 8:243
contents, 8:238	Licensees, quit notices
how served, 8:237	Generally, 8:18 , 8:25 service, 8:19
specificity, 8:239	Month-to-month tenants, termination notice
substantial injury cases, 8:235	how served
time period, 8:240	Generally, 8:258
what it must contain, 8:238	NYC, 8:257
when required	timing of notice
Generally, 8:234	Generally, 8:250
substantial injury cases, 8:235	NYC, 8:251
when served, 8:236	Nonpayment of rent, 9:16
Yellowstone injunctions, 8:241	Nonregulated tenants, termination notice, tim-
Dismissal, effect on termination notice, 8:259	ing, 8:249
Effect of dismissal on termination notice,	Particular grounds for eviction, not-for-profit
8:259	institution to use premises, rent regulated
Facts supporting proceeding	premises, 8:173
quit notice, 8:231	Quit notice
Failure to serve and file, holdover proceedings	Generally, 8:226 et seq. , 8:227 et seq.
Generally, 11:1	contents, 8:230 et seq.
burden of proof, 11:2	facts supporting proceeding, 8:231
Foreclosure, quit notice	foreclosure
Generally, 8:35	Generally, 8:35
service, 8:36	service, 8:36
Golub notice timing, termination notice, 8:274	how served, 8:229
et seq.	licensees
How served	Generally, 8:18 , 8:25
cure notice, 8:237	service, 8:19
month-to-month tenants	squatter evictions, 8:11
termination notice	unequivocality, 8:232
Generally, 8:258	what it must contain, 8:230 et seq.
NYC, 8:257	when required, 8:227
quit notice, 8:229	when served, 8:228
tenants with leases, termination notice,	Rent regulated tenants
8:256	intent not to renew, termination notice, 8:272
termination notice	et seq.
Generally, 8:255 et seq.	not-for-profit institution to use premises, 8:173
month-to-month tenants	particular grounds for eviction, 8:173
Generally, 8:258	Section 741 requirements, 7:140
NYC, 8:257	termination notice
tenants with leases, 8:256	contents. 8:263 et seg.
ICHAIHS WHILLIEASES. 0:430	COMENIA OLLO, CL SCU.

PREDICATE NOTICES—Cont'd	PREDICATE NOTICES—Cont'd
Rent regulated tenants—Cont'd	Termination notice—Cont'd
termination notice—Cont'd	month-to-month tenants
intent not to renew, 8:272 et seq.	how served
timing of notice	Generally, 8:258
Generally, 8:252 et seq.	NYC, 8:257
controlled tenancies, 8:254	timing of notice
stabilized tenancies, 8:253	Generally, 8:250
when required, 8:245 et seq.	NYC, 8:251
Section 8 tenancies, termination notice	nonregulated tenants, timing of notice, 8:249
contents, 8:268	regulated tenancies
when required, 8:246 et seq.	contents, 8:263 et seq.
Service of intent not to renew, rent stabilized	hen required, 8:245 et seq.
tenancy, termination notice, 8:281	intent not to renew, 8:272 et seq.
Specificity, cure notice, 8:239	service of intent not to renew, 8:281
Squatter evictions, quit notice, 8:11	timing of notice
Substantial injury cases, cure notice, 8:235	Generally, 8:252 et seq.
Tenants with leases, termination notice	controlled tenancies, 8:254
how served, 8:256	stabilized tenancies, 8:253
timing of notice, 8:248	Section 8 tenants
Termination notice	contents, 8:268
Generally, 8:242 et seq., 8:272	when required, 8:246 et seq.
contents	service of intent not to renew, rent stabilized
Generally, 8:260	tenancy, 8:281
cure issues, 8:270	sufficient detail issues, 8:262
facts supporting ground, 8:261	tenants with leases
Golub notice timing, 8:274 et seq.	how served, 8:256
regulated tenancies, 8:263 et seq.	timing of notice, 8:248
Section 8 tenancies, 8:268	timing of notice
sufficient detail issues, 8:262	Generally, 8:247 et seq.
· · · · · · · · · · · · · · · · · · ·	Golub notice, 8:274 et seq.
timing of Golub notice, 8:274 et seq.	month-to-month tenants
unambiguity, 8:269	Generally, 8:250
unequivocality, 8:269	NYC, 8:251
cure issues, 8:270	nonregulated tenants, 8:249
effect of dismissal on termination notice,	rent regulated tenants
8:259	Generally, 8:252 et seq.
facts supporting ground contents, 8:261	controlled tenancies, 8:254
Golub notice timing, 8:274 et seq.	stabilized tenancies, 8:253
how served	tenants with leases, 8:248
Generally, 8:255 et seq.	unambiguity, 8:269
month-to-month tenants	unequivocality, 8:269
Generally, 8:258	what termination notice must contain, 8:260
NYC, 8:257	et seq.
tenants with leases, 8:256	when required, 8:244 et seq.
intent not to renew, rent stabilized tenancy,	who may issue, 8:271
8:272 et seq.	Timing of notice
iurisdictional consequences, 8:243	cure notice. 8:240

PREDICATE NOTICES—Cont'd	PRISONERS
Timing of notice—Cont'd	Motion for prisoner production, where to
Golub termination notice, 8:274 et seq.	make, 14:32
month-to-month tenants	Summary evictions personal jurisdiction,
termination notice	incarcerated tenants, 7:175
Generally, 8:250	PRIVATE HOUSING FINANCE LAW
NYC, 8:251	Generally, 6:1 et seq.
nonregulated tenants, termination notice,	Administrative hearing, residents entitled to
8:249	succession rights
rent regulated tenants, termination notice	<u> </u>
Generally, 8:252 et seq.	city projects, 6:25
controlled tenancies, 8:254	state projects, 6:22
stabilized tenancies, 8:253	All aspects government supervision, 6:2
tenants with leases, termination notice, 8:248	Article 8A Loan Program
termination notice	Generally, 6:27 et seq.
Generally, 8:247 et seq.	multi-tier rent orders, 6:32
month-to-month tenants	other low and moderate income housing
Generally, 8:250	programs, 6:31
NYC, 8:251	Article 15 Loan Program, 6:30 et seq.
nonregulated tenants, 8:249	Bequest of co-op shares, succession rights,
rent regulated tenants	6:21
Generally, 8:252 et seq.	Certificate of eviction collaterally attacks in
controlled tenancies, 8:254	Housing Court, 6:13
stabilized tenancies, 8:253	City-supervised projects, succession rights, 6:23 et seq.
tenants with leases, 8:248	Collateral attacks on certificates of eviction in
Unambiguity, termination notices, 8:269	Housing Court, 6:13
Unequivocality	Co-op shares bequest, succession rights, 6:21
quit notices, 8:232	Dissolution
termination notices, 8:269	housing companies organized under PHFL
What it must contain	Article 4, 6:33
cure notice, 8:238	nonprofit companies for Mitchell-Lama proj-
quit notice, 8:230 et seq.	ects, 6:14
termination notice, 8:260 et seq.	rent stabilization on, 6:16
When required	restrictive covenants to prevent, 6:15
cure notice	Eviction grounds, state-and city-supervised
Generally, 8:234	housing, 6:10
substantial injury cases, 8:235	Eviction procedures
quit notice, 8:227	city supervised, 6:12
1 ,	Mitchell-Lama housing, 6:11 et seq.
termination notice, 8:244 et seq. When served	state supervised, 6:11
	Exemptions from rent stabilization, rent control
cure notice, 8:236	and rent stabilization, 4:77
quit notice, 8:228	Government supervision, all aspects, 6:2
Who may issue termination notice, 8:271	Grounds for eviction, state-and city-supervised
Yellowstone injunctions, cure notice, 8:241	housing, 6:10
PRETRIAL ORDERS	Housing Court, certificate of eviction collater-
Appeals, 18:9	ally attacks in, 6:13

Index to Subjects-70

PRIVATE HOUSING FINANCE LAW —Cont'd	PRIVATE HOUSING FINANCE LAW —Cont'd
Income affidavit, remaining family member on,	Rents—Cont'd
succession rights, 6:20	stabilization
Initial rent stabilized rents, 6:17	dissolution, 6:16
Low income loan programs	exemptions from rent stabilization, 4:77
Generally, 6:26	initial rent stabilized rents, 4:106, 6:17
Article 8A Loan Program, 6:27 et seq.	Residents entitled to administrative hearing,
Article 15 Loan Program, 6:30 et seq.	succession rights
Mitchell-Lama housing	city projects, 6:25
Generally, 6:1	state projects, 6:22
dissolution of nonprofit companies for, 6:14	Restrictive covenants to prevent dissolution,
eviction procedures	6:15
Generally, 6:11 et seq.	SCRIEs, Mitchell-Lama housing, 6:8
city supervised, 6:12	State-and city-supervised housing, eviction
state supervised, 6:11	grounds, 6:10
rents	State-supervised projects, succession rights,
Generally, 6:4	6:19 et seq.
increases, 6:5	Succession rights
notices, 6:7	Generally, 6:18
SCRIEs, 6:8	administrative hearing, residents entitled to
SCRIEs, 6:8	city projects, 6:25
succession rights, 6:18, 6:24	state projects, 6:22
tenant selection, 6:3	bequest of co-op shares, 6:21
termination of tenancy	city-supervised projects, 6:23 et seq.
Generally, 6:9 , 6:11 et seq.	co-op shares bequest, 6:21
city supervised, 6:12	income affidavit, remaining family member
state supervised, 6:11	on, 6:20
Multi-tier rent orders, Article 8A Loan	Mitchell-Lama housing, 6:18, 6:24
Program, 6:32	remaining family member on income affidavit, 6:20
Nonprofit companies, dissolution for Mitchell-	residents entitled to administrative hearing
Lama projects, 6:14	city projects, 6:25
Notices, Mitchell-Lama housing rent increases, 6:7	state projects, 6:22
PHFL Article 4, dissolution of housing	state-supervised projects, 6:19 et seq.
companies organized under PHFL Article	Tenant selection, Mitchell-Lama housing, 6:3
4, 6:33	Termination of tenancy procedures in Mitchell-
Prevention of dissolution, restrictive covenants,	Lama housing, 6:9
6:15	
Remaining family member on income affidavit, succession rights, 6:20	PROCEDURAL LAW FOR SUMMARY PROCEEDINGS
Rents	Bases for summary eviction proceedings, sources of landlord-tenant law, 1:22
Mitchell-Lama housing	Civil Practice Law and Rules, sources of
Generally, 6:4	landlord-tenant law, 1:18
increases, 6:5	Court acts and rules, sources of landlord-tenant
notices, 6:7	law, 1:19
multi-tier rent orders	Real Property Actions and Proceedings Law,
Article 8A Loan Program, 6:32	sources of landlord-tenant law, 1:17

PROCEEDINGS

Discontinue proceedings, motion practice, 13:32

Restore proceedings, motion practice, 13:35 et seq.

Stays, this index

PROCESS

Due Process, this index
Failure of Service of Process, this index
Personal Jurisdiction, this index
Predicate Notices, this index
Service, this index

PRO SE LITIGATION

Generally, 13:12 et seq.

Assignment of counsel, 13:14, 13:15

Motion practice

Generally, 13:12 et seq.

relief available without motion, 13:13

Subpoenas fees, summary eviction, 14:36

PROTECTING TENANTS AT FORECLOSURE ACT OF 2009

Foreclosure protections, 20:36 et seq.

PUBLIC AUTHORITIES LAW UNITS

Initial rent for stabilized tenancies, 4:106

PUBLIC HOUSING

Federally Subsidized Housing, this index Section 8 Programs, this index

PUNITIVE DAMAGES

Liability for breach of habitability warranty, 12:97, 12:119, 12:129

QUIT NOTICES

See also Predicate Notices, this index Foreclosure, proceedings after, **8:35**

Licensees

Generally, 8:18

service, 8:19

superintendent/employee proceedings, **8:25** Squatters, **8:11**

RACE

Discrimination, 3:23

RADIATOR COVERS

Habitability, 2:91

Index to Subjects-72

REAL PROPERTY ACTIONS AND PROCEEDINGS LAW

Summary evictions, 1:17

REAL PROPERTY LAW

Mobile home park tenants, security deposits, 2:34

Sources of landlord-tenant law, 1:5

REASONABLE ACCOMMODATIONS

Defenses in holdover proceedings, 11:42, 11:43

Discrimination, disabled persons protections Generally, **3:36** pets, **3:37**

RECEIVERS

Article 7A proceedings administrator's authority as superior, **19:50** foreclosure. **19:34**

Foreclosure, this index

Habitability warranty breach liability in nonpayment proceedings, mortgage foreclosure receivers, 12:86

Liability for breach of habitability warranty in nonpayment proceedings, mortgage foreclosure receivers, 12:86

Nonpayment proceedings, liability for breach of habitability warranty, mortgage foreclosure receivers, 12:86

Summary eviction parties, 7:84

REGISTRATION

Multiple Dwelling Law, this index

REHABILITATED BUILDINGS

Exemptions from rent stabilization, **4:79 et seq.**

REHABILITATION MORTGAGE INSURANCE CORP

State and local rent stabilization coverage, 4:63

RELIGION

Discrimination protection, 3:54

RELOCATION

Expenses of moving and relocation expenses, rent regulated tenancy evictions, **8:151**

HP actions, 19:73

Personal use proceedings defenses, 11:63 Residential landlord-tenant relationship, right to relocation on vacate orders, 2:119

REMEDIES

Damages, this index

Habituality warranty breach. See Habitability, this index

Harassment, Loft Law, 6:121

Housing discrimination

Generally, 3:59 et seq.

See also Discrimination, this index

Loft Law, harassment, 6:121

Rent Control and Rent Stabilization, this index

REMODELING

Grounds for eviction, rent regulated tenancies, 8:207 et seq.

REMOVAL OF CAUSE

Supreme Court, motion for removal and consolidation in, 13:28

REMOVAL OF SMOKE DETECTORS

Expiration or termination of lease evictions, 8:53

RENT

Abatement remedy, nonpayment proceedings habitability breach, **12:93**, **12:95**

Acceptance of as waiver, holdover proceedings Generally, **11:4** et seq.

what constitutes acceptance, 11:5 et seq.

Action for rent, expiration of lease required for,

Assignee of rents, summary eviction parties, 7:92

Cashing of check as acceptance of rent, holdover proceedings, 11:7

Control. See Rent Control and Rent Stabilization, this index

Counterclaims, rent overcharge, 10:84

Expiration of lease required for action for rent, **2:139**

Failure to receive rent, landlord's duty to provide written notice of, **2:69**

Federally subsidized housing programs, summary eviction proceedings for nonpayment of rent, **5:97 et seq.**

Future rents agreements void, settlement stipulations, **14:55 et seq.**

Habitability, repair and deduct rule Generally, **2:74**

lead paint violations, 2:113, 2:114

RENT—Cont'd

High rent units, exemptions from rent stabilization, **4:83 et seq.**

Holdover vs nonpayments claims, summary evictions, 7:34

Increases, vacancy, subletting, 2:60

Knowledge of breach acceptance of rent with, holdover proceedings, **11:8 et seq.**

Leases, expiration required for action for rent, 2:139

Nonpayment

See also Nonpayment Proceedings, this index

holdover claims compared, summary evictions, 7:34

Notices, failure to receive rent, duty to provide written notice, 2:69

Overcharge, counterclaims, nonpayment proceedings, **10:84**

Payment, summary evictions, holdover vs nonpayments claims, **7:34**

Private Housing Finance Law, this index

Receipts, residential landlord-tenant relationship, **2:64 et seq.**

Repair and deduct rule

Generally, 2:74

lead paint violations, 2:113, 2:114

Retention of check as acceptance of rent, holdover proceedings, **11:6**

Section 8 Programs, this index

Stabilization. See Rent Control and Rent Stabilization, this index

Subletting

limits on rent charged subtenant

Generally, 2:58

violations, treble damages, 2:59

vacancy increase, 2:60

Summary eviction parties, assignee of rents, 7:92

Summary eviction proceedings for nonpayment of rent, federally subsidized housing programs, **5:97 et seq.**

Summary evictions, holdover vs nonpayments claims, 7:34

Tenants' right to organize rent strikes, 2:125

Vacancy increase, subletting, 2:60

What constitutes acceptance of rent, holdover proceedings, 11:5

RENT—Cont'd

Written notice of failure to receive rent, duty to provide, 2:69

RENTAL UNITS EVICTION

Eviction requirement, 8:283

Housing units, 8:285

Opt-in provisions to GCEL, 8:290

Permit eviction under the GCEL, 8:284

Rent demand for tenants, 8:289

Rent increase protections, 8:287

Small landlord, 8:286

State Good Cause Eviction Law, 8:288

Tenants rights under the GCEL, 8:291

RENT CONTROL AND RENT STABILIZATION

Generally, 4:1 et seq.

Abatement offset, failure to maintain required services and rent reductions, **4:286**

Additional housing under Rent Stabilization, overview. **4:11**

Additional increase for necessary work requirement, temporary major capital improvement increases, **4:141**

Administration of rent regulation system, **4:22** et seq.

Administrative complaint, withdrawal to pursue in court proceeding, **4:242**

Administrative determination, collateral attack on. **4:252**

Administrative process

Petitions for administrative review, below remedies. **4:232**

Altered units, initial rent for stabilized tenancies, **4:101**

Alternative hardship formula, special rent increases for controlled tenancies, **4:129**

Amendments of petitions for administrative review, **4:300**

Annual cap on special rent increases for controlled tenancies, **4:131**

Annual certifications to DHCR by owners, failure to maintain required services and rent reductions, **4:291 et seq.**

Annual registration, 4:97

Answer to petition for administrative review, time for, **4:299**

Apartments, proportionate sharing, roommate occupancy restrictions, **2:45**

RENT CONTROL AND RENT STABILIZATION—Cont'd

Appeals

Article 78 proceeding for review of DHCR decision, below

fair market rent appeals, **4:256 et seq.** scope of review, **4:240**

Appliances, surcharges for, improvement based rent increases, **4:173**

Application, time for, temporary major capital improvement increases, **4:157**

Article 6A state-assisted units, 4:59

Article 8 state-assisted units, **4:58**

Article 12 state-assisted units, **4:62**

Article 13 state-assisted units, 4:64

Article 14 state-assisted units, 4:63

Article 15 state-assisted units, 4:60

Article 18 state-assisted units, 4:61

Article 78 proceeding for review of DHCR decision

Generally, 4:306 et seq.

attorney, tenants' association representation by, **4:311**

attorney's fees, 4:310

deemed denial where agency does not decide within 90 days, **4:308**

exhaustion of administrative remedies, **4:309**

90 day rule, **4:308**

preservation of issues generally required, 4:309

statute of limitations, 4:307

tenants' association representation by attorney, **4:311**

Authority delegations, overview, 4:8

Authorization to evict, 4:254

Buildings receiving tax benefits, 4:53

Building-wide improvements, temporary major capital improvement increases, **4:139**

Burden of proof

improvement based rent increases, **4:168** overcharge remedies, treble damages for

willful overcharge, 4:274, 4:275

temporary major capital improvement increases, **4:140**

tenant consented to improvement based rent increases, **4:164**

Business use as separate basis for eviction, 4:45

Cancel lease option, special rent increases for controlled tenancies, **4:136**

Capital improvements

DHCR opinions, special rent increases Generally, **4:146**

tenant responses, 4:147, 4:148

Temporary major capital improvement increases, below

Certificates of eviction remedies, 4:254

Certifications to DHCR by owners, failure to maintain required services and rent reductions, **4:291 et seq.**

Charges to roommates, roommate occupancy restrictions, **2:46**

Choice of forum, remedies

Generally, 4:234

factors affecting choice, 4:235 et seq.

Chronic rent delinquency, effect on rent stabilized tenancies, **8:83**

Class B multiple dwellings, ETPA amended to cover, **4:13**

Clause permitting rent increase upon DHCR order, 4:187

Collateral attack on administrative determination, 4:252

Collectibility/effective date of increase, temporary major capital improvement increases. **4:154**

Commercial and residential use, 4:43

Commissioner processing of petitions for administrative review, **4:301**

Comparative hardship formula, special rent increases for controlled tenancies, **4:128**

Completion prior to January 1, 1974, 4:32

Conditions of tenancy, 4:174 et seq.

Consent of tenants, improvements made with, temporary major capital improvement increases, **4:144**

Consequence of late renewal offer, renewal leases for rent stabilized tenancies, **4:199**

Consideration of equities required

regular rent increases for controlled tenancies, **4:124**

special rent increases for controlled tenancies, **4:126**

Constitutionality of succession rights provisions, **4:207**

RENT CONTROL AND RENT STABILIZATION—Cont'd

Continuation of services in rent stabilized apartments, **4:177 et seq.**

Controlled tenancies

benefit waiver claims, 4:175

former rent controlled units, initial rent for stabilized tenancies, **4:103**

initial rent for stabilized tenancies penalty, rent controlled as, **4:104** rent controlled units, former, **4:103**

jury trial waivers, nonpayment proceedings, 10:31

nonpayment proceedings jury trial waivers, 10:31

waiver of jury trial, 10:31

penalty, rent controlled as, 4:104

rent controlled units, former, initial rent for stabilized tenancies, 4:103

waiver of benefits claims, 4:175

waiver of jury trial, nonpayment proceedings, **10:31**

Converted buildings, exemptions from rent stabilization, **4:72 et seq.**

Cooperative foreclosures, exemptions from rent stabilization, **4:76**

Cooperatives or condominiums

exemptions from rent stabilization, **4:72 et seq.**

foreclosed or deconverted, initial rent for stabilized tenancies, **4:109**

Corrections of hazardous violations special rent increases for controlled tenancies

Generally, **4:135**

TMCI increases, 4:160

temporary major capital improvement increases, **4:160**

Cosmetic improvements, temporary major capital improvement increases, **4:141**

Costs, burden of proving, improvement based rent increases, **4:168**

Court judgment, effect of DHCR ruling on when no stay, **4:251**

Court proceeding, withdrawal of administrative complaint to pursue in, **4:242**

Courts asked to hear case, factors considered by, **4:243**

Coverage, six unit minimum, 4:33 et seq.

Deconverted cooperatives or condominiums, initial rent for stabilized tenancies, **4:109**

Deemed denial where agency does not decide within 90 days, Article 78 proceeding for review of DHCR decision, **4:308**

Departed household member, improprieties as issue, family status concept for purposes of succession, **4:225**

Department of Homes and Community Renewal

administration of rent regulation system, **4:22 et seq.**

annual certifications to by owners, failure to maintain required services and rent reductions, **4:291 et seq.**

approval requirements, improvement based rent increases, **4:166**, **4:167**

Article 78 proceeding for review of DHCR decision, above

denial of order of eligibility, 4:122

inspection, failure to maintain required services and rent reductions, **4:290**

opinions, capital improvements special rent increases

Generally, 4:146

tenant responses, 4:147, 4:148

order, renewal leases for rent stabilized tenancies, clause permitting rent increase upon, **4:187**

Petitions for administrative review, below rent stabilization fee, failure to pay, **12:66** Rules of Practice, **4:233**

ruling, effect on court judgment when no stay, **4:251**

treatment of minor conditions, failure to maintain required services and rent reductions, **4:288**

Deregulation procedure for, 4:88 et seq.

Determinations as to new facts, petitions for administrative review, **4:303**

Disability Rent Increase Exemption Program, this index

Discovery rights, improvement based rent increases, **4:169**

Dissolution of Private Housing Finance Law tenancies, rent stabilization on, **6:16**

Dual primary residence cases, family status concept for purposes of succession, **4:226**

RENT CONTROL AND RENT STABILIZATION—Cont'd

Durational requirements for remaining household members, family status concept for purposes of succession, **4:217 et seq.**

Effective date of increase, collectibility after, temporary major capital improvement increases, **4:154**

Effect of DHCR ruling on court judgment when no stay, **4:251**

Effect of marriage, family status concept for purposes of succession, **4:212**

Eligibility, landlord challenge to certain charges as barring, special rent increases for controlled tenancies, **4:134**

Eligibility, order of, regular rent increases for controlled tenancies

Generally, 4:121

grounds for denial, 4:122

Eligibility, source of funds used to pay for TMCI as affecting

Generally, 4:158

low interest loans, 4:159

Emergency Tenant Protection Act, 4:10

Equities required, consideration of

regular rent increases for controlled tenancies, 4:124

special rent increases for controlled tenancies, **4:126**

Estate of deceased tenant, renewal leases for rent stabilized tenancies, **4:200**

ETPA

amendment to cover Class B multiple dwellings, **4:13**

unit exemptions from rent stabilization, **4:80** Eviction

Generally, 8:144

business use as separate basis for, **4:45** expiration or termination of lease, **8:48**

illegal activity as basis for, 8:123 et seq.

Evidence of sexual relationship, succession rights, **4:213**

Excess rent, recovering, **4:277**

Exemption for previously rent controlled tenants, rent overcharge remedies, **4:265**

Exemptions from rent stabilization

Generally, **4:66 et seq.**

converted buildings, 4:72 et seq.

cooperative foreclosures, 4:76

Exemptions from rent stabilization—Cont'd cooperatives or condominiums, **4:72 et seq.** deregulation procedure for, **4:88 et seq.**

ETPA units, 4:80

government ownership, 4:67

high rent units, 4:83 et seq.

income and rent thresholds, 4:84

Mitchell-Lama law units regulated under the Private Housing Finance Law, **4:77**

National Housing Act units, 4:78

nonprofit institution ownership, **4:68 et seq.** ownership by government, **4:67**

ownership by nonprofit institutions, **4:68 et seq.**

presumptively covered units, **4:66 et seq.** Private Housing Finance Law, **4:77** procedure for deregulation, **4:88 et seq.** rehabilitated buildings, **4:79 et seq.**

RSL units, **4:80**

Senior Citizen Rent Increase Exemptions, this index

tenancy in units owned as cooperatives or condominiums, **4:72 et seq.**

tenant default or delay in providing information, deregulation for, **4:89**

Expenses, burden of proving, improvement based rent increases, **4:168**

Expiration of exemption units, initial rent, 4:108

Expiration of lease, evictions from rent regulated housing, **8:48**

Extensively altered units, initial rent, **4:101** Factors considered by courts asked to hear

case, **4:243**Failure to file initial registration, rent over-charge remedies, **4:264**

Failure to maintain required services and rent reductions

Generally, 4:282

abatement offset, 4:286

annual certifications to DHCR by owners, **4:291 et seq.**

certifications to DHCR by owners, **4:291 et seq.**

DHCR inspection, **4:290**

DHCR treatment of minor conditions, **4:288** limitations, tenants actually affected, **4:284**

RENT CONTROL AND RENT STABILIZATION—Cont'd

Failure to maintain required services and rent reductions—Cont'd

offset for rent abatement, 4:286

owner penalty reduction, no increase absent service restoration, **4:285 et seq.**

owners' certifications to DHCR, **4:291 et seq.**

procedures for reduction of services complaints, **4:283**

tenants actually affected limitations, **4:284** Failure to offer renewal lease, renewal leases for rent stabilized tenancies, **4:197**

Failure to pay fee defense, 12:65 et seq.

Failure to register penalties, **4:98**

Fair market rent appeals, 4:256 et seq.

Family status concept for purposes of succession

Generally, 4:209 et seq.

departed household member, improprieties as issue, **4:225**

dual primary residence cases, **4:226** durational requirements for remaining

household members, 4:217 et seq.

effect of marriage, **4:212**

financial interdependence, importance of, **4:215**

holding out as family, 4:214

importance of financial interdependence, 4:215

improprieties of departed household member as issue, 4:225

marriage, effect of, 4:212

nontraditional family member, 4:211

previous rent debts, successor tenant and, 4:229

primary residence and succession rights, **4:223 et seq.**

primary residency requirements for remaining household members, **4:217 et seq.**

remaining household members, primary residency and durational requirements for, **4:217 et seq.**

residency requirements for remaining household members, **4:217 et seq.**

retroactive application of succession rights protections, **4:228**

sexual relationships, 4:213

RENT CONTROL AND RENT STABILIZATION—Cont'd STABILIZATION—Cont'd Family status concept for purposes of succes-Hardship rent increases—Cont'd sion-Cont'd comparative hardship formula, 4:128 successor tenant and previous rent debts, limitations on hardship increases, **4:130** 4:229 special rent increases for controlled tenantraditional family member, 4:210 cies, 4:127 et seq. Filing of petition for administrative review, Hazardous violations corrections, special rent stay of order on, 4:304 increases for controlled tenancies Financial interdependence, importance of, fam-Generally, 4:135 ily status concept for purposes of succes-TMCI increases, 4:160 sion, **4:215** Hearings First rent improvements based rent increases, harassing landlords, 4:203 4:172 regular rent increases for controlled tenan-Five percent rule, vacancy rate, overview, **4:12** cies, 4:123 Foreclosure remedies, **4:232** cooperatives or condominiums, initial rent High rent units, exemptions from rent stabilizafor stabilized tenancies, 4:109 tion, **4:83 et seq.** rent regulation effect on right to evict, 20:17 Historical foundation, 4:2 et seq. Holding out as family, family status concept for Former rent controlled units, initial rent for purposes of succession, 4:214 stabilized tenancies, 4:103 Horizontal multiple dwellings, 4:34 Form of petition for administrative review. Hotels room occupancy buildings, 4:48 et seq. 4:296 Housing covered, generally, **4:26** Forum choice Housing New York Program, 4:62 Generally, 4:234 Importance of financial interdependence, famfactors affecting choice, 4:235 et seq. ily status concept for purposes of succes-Four systems of rent regulation sion, **4:215** Generally, 4:1 et seq. Improprieties of departed household member amendments, 4:15 as issue, family status concept for Fraud, succession rights, 4:208 purposes of succession, 4:225 Fuel adjustment, RGB rent increases, 4:113 Improvement based rent increases Garden-type maisonettes, 4:35 Generally, 4:161 et seq. Government ownership, exemptions from rent appliances, surcharges for, **4:173** stabilization, 4:67 burden of proving expenses, 4:168 Grounds on which DHCR denies order of burden of proving that tenant consented, eligibility, regular rent increases for con-4:164 trolled tenancies, 4:122 consent of tenants to TMCI, 4:144 Guidelines Board (RGB) DHCR approval requirements, 4:166, 4:167 Generally, 4:110 et seq discovery rights, 4:169 See also Rent Guidelines Board, this index expenses, burden of proving, 4:168 Harassment of tenants first rent improvements, 4:172 Generally, 4:202 informed consent in writing criminal penalties for harassment of rent Generally, 4:163 regulated tenant, 4:204 burden of proof of consent, 4:164 hearings, 4:203 insurance proceeds funding claims, 4:171 Hardship rent increases landlord-provided utilities, surcharges for, 4:173 Generally, 4:127 et seq. alternative hardship formula, 4:129 mere improvements, 4:172

RENT CONTROL AND RENT

RENT CONTROL AND RENT	RENT CONTROL AND RENT
STABILIZATION—Cont'd	STABILIZATION—Cont'd
Improvement based rent increases—Cont'd	Initial rent for stabilized tenancies—Cont'd
rate of increase, 4:162	expiration of exemption units, 4:108
surcharges for appliances and landlord-	extensively altered units, 4:101
provided utilities, 4:173	foreclosed cooperatives or condominiums, 4:109
Temporary major capital improvement increases, below	
tenant's discovery rights, 4:169	formerly rent controlled units, 4:103 lofts, 4:105
tenants' informed consent in writing	Private Housing Finance Law units, 4:106 ,
Generally, 4:163	6:17
burden of proof of consent, 4:164	Public Authorities Law units, 4:106
time for collection, 4:165	Regular rent increases for controlled tenan-
work funded from insurance proceeds	cies below
claims, 4:171	rent controlled as penalty, 4:104
written consent of tenant to	rent controlled units, former, 4:103
Generally, 4:163	RGB increase orders, 4:110 et seq.
burden of proof of consent, 4:164	RGB reduction orders, 4:119
Income and rent thresholds exemptions from	Special rent increases for controlled tenan-
rent stabilization, 4:84	cies below
Increases	tax benefit assisted units, 4:107
DHCR approval requirements, improvement	units already rent stabilized, 4:102
based rent increases, 4:166 , 4:167	Initial rent stabilized rents, Private Housing
DHCR order, clause permitting, 4:187	Finance Law, 6:17
Improvement based rent increases, above	Insubstantial defects, rent overcharge remedies,
Regular rent increases for controlled tenan-	4:263
cies below	Insurance proceeds funding claims, improve-
Renewal leases for rent stabilized tenancies,	ment based rent increases, 4:171
below	Intent not to renew rent stabilized tenancy,
Special rent increases for controlled tenan- cies below	termination notice
	Generally, 8:272 et seq.
Temporary major capital improvement increases, below	fact statements, 8:277 service, 8:281
Informed consent in writing to improvement	window period, 8:273
based rent increases	Jurisdictions with rent control, 4:25
Generally, 4:163	
burden of proof of consent, 4:164	Jury trial waivers, nonpayment proceedings controlled tenancies, 10:31
Initial registration	•
Generally, 4:96	stabilized tenancies, 10:32
failure to file, rent overcharge remedies,	Landlord challenge to certain charges as bar- ring eligibility, special rent increases for
4:264	controlled tenancies, 4:134
Initial rent challenges, 4:256 et seq.	Landlord-provided utilities, surcharges for,
Initial rent for stabilized tenancies	improvement based rent increases, 4:173
Generally, 4:99 et seq.	Late offer of renewal lease for rent stabilized
altered units, 4:101	tenancies, 4:195, 4:196
cooperatives or condominiums, foreclosed or	Law, work required by, temporary major
deconverted, 4:109	capital improvement increases, 4:142
deconverted cooperatives or condominiums,	Lease agreements, binding effect of rent
4:109	stabilization-type successors, 4:176

Lease cancellation options, special rent increases for controlled tenancies, **4:136**

Lease expiration or termination, evictions from rent regulated housing, **8:48**

Lease renewals. Renewal leases for rent stabilized tenancies, below

Limitations, tenants actually affected, failure to maintain required services and rent reductions, **4:284**

Limitations on hardship increases, 4:130

Limitations on rent increases, manufactured home parks, **6:141**

Localities empowered, 4:7

Lofts

Generally, 6:110

initial rent for stabilized tenancies, **4:105** owner's purchase as taking unit out of rent stabilization coverage, **6:100**

state and local rent stabilization coverage, 4:52

Low Income Housing Trust Fund Program, 4:61

Low-interest loans as basis for temporary major capital improvement increases, 4:159

Maisonettes apartments, 4:35

Major capital improvements. Temporary major capital improvement increases, below

Manufactured home parks, rent increase limitations, **6:141**

Marriage, effect of, family status concept for purposes of succession, **4:212**

Mere improvements, improvement based rent increases, **4:172**

Minimum coverage, state and local laws, **4:33** et seq.

Mitchell-Lama law units regulated under the Private Housing Finance Law, exemptions from rent stabilization, **4:77**

Modern-day rent regulation, 4:6

Mortgage Agency Insured Loans, 4:65

Multiple horizontal dwellings, 4:34

National Housing Act units, exemptions from rent stabilization, **4:78**

New facts determinations, petitions for administrative review, **4:303**

RENT CONTROL AND RENT STABILIZATION—Cont'd

New owner, recoup of overcharge from, **4:278** et seq.

New York City

Generally, 4:63

Administrative Code J-51, 4:56

Civil Court remedies, 4:247

Housing Court remedies, 4:244, 4:245

renewal leases for rent stabilized tenancies, 4:189

rent stabilization coverage, 4:31

statutes, 4:18 et seq.

time to notify tenant of right to renew lease, **4:189**

New York Mortgage Agency Insured Loans, 4:65

90 day rule, Article 78 proceeding for review of DHCR decision, **4:308**

Nonpayment proceedings

authorized rent requirements rent-regulated tenants, **9:6**

failure to pay fee defense, 12:65 et seq. jury trial waivers

controlled tenancies, 10:31

stabilized tenancies, 10:32

stabilized tenancies

failure to pay fee defense, 12:65 et seq. jury trial waivers, 10:32

Nonprofit institution ownership, exemptions from rent stabilization, **4:68 et seq.**

Nontraditional family member, family status concept for purposes of succession, **4:211**

Notices of right to renew lease, time for

Generally, 4:188, 4:194

NYC, 4:189

Obligation to renew contract for rent stabilized tenants for Section 8 programs, **5:183**

Offset for rent abatement, **4:286**

Operational costs, temporary major capital improvement increases, **4:141**

Option to cancel lease, special rent increases for controlled tenancies, **4:136**

Order, stay of on filing petition for administrative review, **4:304**

Order of eligibility, regular rent increases for controlled tenancies

Generally, **4:121**

grounds for denial, 4:122

ENT CONTROL AND RENT	RENT CONTROL AND RENT
STABILIZATION—Cont'd	STABILIZATION—Cont'd
Other unit coverage, 4:27	Petitions for administrative review—Cont'd
Overview	DHCR modification or revocation during
Generally, 4:1 et seq.	pendency, 4:305
administration of rent regulation system,	filing, stay of order on, 4:304
4:22 et seq.	form of petition, 4:296
administration transfer to state, 4:14	modification by DHCR during pendency,
authority delegated, 4:8	4:305
Class B multiple dwellings, ETPA amended	order, stay of on filing, 4:304
to cover, 4:13	pendency, DHCR modification or revocation
deregulation of vacant apartments between	by DHCR during, 4:305
1993 and 2019, 4:16	processing by Commissioner, 4:301
Emergency Tenant Protection Act, 4:10	representative tenant filings, 4:297
ETPA amended to cover Class B multiple dwellings, 4:13	revocation by DHCR during pendency, 4:305
five percent rule, vacancy rate, 4:12	service, 4:298
four systems of rent regulation	stay of order on filing, 4:304
Generally, 4:1 et seq.	time to answer, 4:299
amendments, 4:15	time to file, 4:295
localities empowered, 4:7	Police power overview, 4:3
modern-day rent regulation, 4:6	Predicate notices, termination timing
New York City statutes, 4:18 et seq.	Generally, 8:252 et seq.
police power, 4:3	contents of termination notice, 8:263 et seq.
Urstadt Law, 4:9	termination, timing
vacancy decontrol, 4:9	controlled tenancies, 8:254
vacancy rate, five percent rule, 4:12	stabilized tenancies, 8:253
World War II rent controls, 4:4, 4:5	Preservation of issues generally required,
Owner penalty reduction, no increase absent	Article 78 proceeding for review of
service restoration, 4:285 et seq.	DHCR decision, 4:309
Owners' certifications to DHCR, failure to	Previously rent controlled tenant exemptions,
maintain required services and rent reduc-	rent overcharge remedies, 4:265
tions, 4:291 et seq.	Primary purpose as professional or com-
Ownership by government, exemptions, 4:67	mercial, 4:44
Ownership by nonprofit institutions, exemp-	Primary residence requirements
tions, 4:68 et seq.	Generally, 4:46
Participation Loan Program, 4:60	Corporations as tenants, 4:47
Penalties for failure to register, 4:98	family status concept for purposes of succes-
Petitions	sion, 4:217 et seq. , 4:223 et seq.
Article 78 proceeding for review of DHCR	Illusory prime tenants, 4:47
decision, above	Primary residential purposes, 4:42
rent regulatory status allegations, summary	Private Housing Finance Law units
evictions, 7:143, 7:144	exemptions from rent stabilization, 4:77
Petitions for administrative review	initial rent for stabilized tenancies, 4:106,
Generally, 4:294 et seq.	6:17
amendments, 4:300	rent stabilization on dissolution, 6:16
answer, time for, 4:299	Procedure for deregulation, 4:88 et seq.
Commissioner, processing by, 4:301	Procedures for reduction of services
determinations as to new facts, 4:303	complaints. Failure to maintain required

RENT CONTROL AND RENT STABILIZATION—Cont'd services and rent reductions, above Processing by Commissioner, petitions for administrative review, **4:301** Production of records, rent overcharge reme-

dies, **4:272**, **4:273** Proof types, remedies, 4:238

Public Authorities Law units, initial rent for stabilized tenancies, 4:106

Rate of improvement based rent increases, 4:162

Real Prop. Tax Law Section 421, 4:54

Real Prop. Tax Law Section 423, 4:55

Recoup of overcharge from new owner, 4:278 et seg.

Reductions of rent. Failure to maintain required services and rent reductions, above

Refusal to renew lease for rent stabilized tenancies, **4:193 et seq.**

Registration requirements

Generally, 4:95 et seq.

annual registration, 4:97

initial registration, 4:96

penalties for failure to register, 4:98

Regular rent increases for controlled tenancies Generally, 4:120 et seq.

consideration of equities required, 4:124

equities required, consideration of, 4:124

hearings, **4:123**

order of eligibility

Generally, 4:121

grounds for denial, 4:122

Rehabilitated buildings, exemptions from rent stabilization, 4:79 et seq.

Rehabilitation loans, 4:58, 4:59

Rehabilitation Mortgage Insurance Corp, 4:63

Remaining household members, primary residency and durational requirements for, 4:217 et seq.

Remedies

Generally, 4:231 et seq.

abatement offset, failure to maintain required services and rent reductions, 4:286

administrative complaint, withdrawal to pursue in court proceeding, **4:242**

administrative determination, collateral attack on, 4:252

administrative process, 4:232

RENT CONTROL AND RENT STABILIZATION—Cont'd

Remedies—Cont'd

agency as expediting proceeding, **4:250** agency determination, expediting, 4:241

amendments of petitions for administrative review, **4:300**

answer to petition for administrative review, time for, **4:299**

appeal, scope of review, **4:240**

Article 7A administrators, DHCR jurisdiction, 4:253

Article 78 proceeding for review of DHCR decision, above

attorneys

Article 78 proceeding fee awards, **4:310** tenants' association representation in Article 78 proceeding for review of DHCR decision, 4:311

authorization to evict, 4:254

burden of proof

rent overcharge remedies, 4:257

willful overcharges, treble damages for, 4:274, 4:275

certificates of eviction, 4:254

challenge to initial rent, 4:256 et seq. choice of forum

Generally, 4:234

factors affecting choice, 4:235 et seq.

collateral attack on administrative determination, 4:252

complaints not concerning initial rent overcharge, 4:266

court judgment, effect of DHCR ruling on when no stay, 4:251

court proceeding, withdrawal of administrative complaint to pursue in, 4:242

courts asked to hear case, factors considered by, **4:243**

deemed denial where agency does not decide within 90 days, Article 78 proceeding for review of DHCR decision, 4:308

determination, predictability of, 4:239

determinations as to new facts petitions for administrative review, 4:303

discretion not to stay proceedings, **4:249** effect of DHCR ruling on court judgment when no stay, **4:251**

excess rent, recovering, 4:277

Remedies-Cont'd

exemption for previously rent controlled tenants, rent overcharge remedies, 4:265

expediting agency determination, **4:241** expense of prosecuting claim, **4:237** factors considered by courts asked to hear case, **4:243**

failure to file initial registration, rent overcharge remedies, **4:264**

Failure to maintain required services and rent reductions, above

fair market rent appeal, **4:256 et seq.** form of petition for administrative review, **4:296**

forum choice

Generally, 4:234

factors affecting choice, 4:235 et seq.

hearing rights, 4:232

initial registration, failure to file, rent overcharge remedies, **4:264**

limitations, tenants actually affected, failure to maintain required services and rent reductions, **4:284**

modification by DHCR during pendency of petition for administrative review, **4:305**

new facts determinations petitions for administrative review, **4:303**

new owner, recoup of overcharge from, 4:278 et seq.

90 day rule, Article 78 proceeding for review of DHCR decision, **4:308**

NYC Civil Court, 4:247

NYC Housing Court, 4:244, 4:245

offset for rent abatement, failure to maintain required services and rent reductions, 4:286

order, stay of on filing petition for administrative review, **4:304**

owner penalty reduction, no increase absent service restoration, **4:285 et seq.**

Petitions for administrative review, above predictability of determination, **4:239**

preservation of issues generally required, Article 78 proceeding, **4:309**

RENT CONTROL AND RENT STABILIZATION—Cont'd

Remedies—Cont'd

previously rent controlled tenant exemptions, rent overcharge remedies, **4:265**

processing by Commissioner of petitions for administrative review, **4:301**

proof types, 4:238

recoup of overcharge from new owner, **4:278 et seq.**

recovering a tenant undercharge, **4:281** renewal leases for rent stabilized tenancies, **4:198**

Rent overcharge remedies, below representative tenant filings of petitions for administrative review, **4:297**

revocation by DHCR during pendency of petition for administrative review, 4:305

right to a hearing, 4:232

scope of review on appeal, 4:240

six-year limit, rent overcharge remedies, 4:268-4:271

special guidelines method of determining rent overcharge, **4:259 et seq.**

speed of prosecuting claim, 4:236

statute of limitations, Article 78 proceeding for review of DHCR decision, **4:307**

stay of court proceedings, 4:248

stay of order on filing of petition for administrative review, **4:304**

subsequent tenant claims, rent overcharge remedies, **4:262**

Supreme Court, 4:246

tenant undercharge recoveries, 4:281

time to answer petition for administrative review, **4:299**

time to bring complaint for rent overcharge remedies, **4:267**

time to file petition for administrative review, **4:295**

two methods for establishing fair market rents upon appeal, **4:258 et seq.**

types of proof one can offer, 4:238

willful overcharges, treble damages for, burden of proof, **4:274**, **4:275**

withdrawal of administrative complaint to pursue in court proceeding, **4:242**

RENT CONTROL AND RENT RENT CONTROL AND RENT STABILIZATION—Cont'd STABILIZATION—Cont'd Rent Guidelines Board (RGB) Renewal and vacancy leases, rider to Generally, 4:185 Generally, 4:110 et seq See also Rent Guidelines Board, this index failure to attach rider, 4:186 Renewal leases for rent controlled apartments, Rent increase limitations 4:201 manufactured home parks, 6:141 Renewal leases for rent stabilized tenancies owner penalty reduction, no increase absent Generally, 4:183 et seq. service restoration, 4:285 et seq. clause permitting rent increase upon DHCR Rent overcharge remedies order, 4:187 Generally, 4:255 et seq. consequence of late renewal offer, 4:199 burden of proof, 4:274, 4:275 demolition, renewal not required, 4:184 challenge to initial rent, 4:256 et seq. DHCR order, clause permitting rent increase excess rent, recovering, 4:277 upon, 4:187 exemption for previously rent controlled estate of deceased tenant, 4:200 tenants, 4:265 failure to offer renewal lease, 4:195, 4:197 failure to file initial registration, 4:264 increase upon DHCR order, clause permitfair market rent appeal, 4:256 et seq. ting, 4:187 initial rent overcharge, complaints not late offer of renewal, **4:195**, **4:196** concerning, 4:266 notices of right to renew lease, time for insubstantial defects, 4:263 Generally, 4:188, 4:194 new owner, recoup of overcharge from, NYC, 4:189 4:278 et seg. NYC overcharge complaints not concerning initial time to notify tenant of right to renew rent, **4:266** lease, 4:189 previously rent controlled tenant exemprefusal to renew, 4:193 et seq. tions, 4:265 remedy when landlord refuses to renew, production of records, 4:272, 4:273 4:198 recoup of overcharge from new owner, renewal and vacancy leases, rider to 4:278 et seq. Generally, 4:185 recovering a rent overcharge/excess rent, failure to attach rider, 4:186 4:277 residential landlord-tenant relationship, 2:15 recovering a tenant undercharge, 4:281 rider to vacancy and renewal leases retention of records, **4:272** Generally, 4:185 six-year limit, 4:268-4:271 failure to attach rider, 4:186 special guidelines method of determining, time to notify tenant of right to renew lease 4:259 et seq. Generally, 4:188, 4:194 subsequent tenant claims, 4:262 NYC, 4:189 tenant undercharge recoveries, 4:281 vacancy leases, rider to time to bring complaint, 4:267 Generally, **4:185** treble damages for willful overcharge, failure to attach rider, 4:186 4:274, 4:275 when renewal not required, 4:184 two methods for establishing fair market rents upon appeal, 4:258 et seq. Rent controlled units willful overcharges, treble damages for, former, initial rent for stabilized tenancies, 4:274, 4:275 4:103 Rent overcharge remedies, initial registration penalty, initial rent for stabilized tenancies, failure to file, 4:264 4:104

and, 5:136 et seq.

index

obligation to renew contract for rent

Senior Citizen Rent Increase Exemptions, this

stabilized tenants, 5:183

RENT CONTROL AND RENT RENT CONTROL AND RENT STABILIZATION—Cont'd STABILIZATION—Cont'd Service Rent reduction orders Failure to maintain required services and owner penalty reduction, no increase absent rent reductions, above service restoration, 4:285 et seq. temporary major capital improvement petitions for administrative review, 4:298 increases, 4:155 Services continuation of in rent stabilized apartments, Rent stabilized tenancies 4:177 et seq. chronic rent delinquency, 8:83 Failure to maintain required services and fee, failure to pay defense in nonpayment rent reductions, above proceedings, 12:65 et seq. Setting rent intent not to renew, termination notice Generally, 4:99 et seq. Generally, 8:272 et seq. Initial rent for stabilized tenancies, above fact statements, 8:277 Settlement stipulations, rent stabilization service, 8:281 protections, stipulations to, 14:53 window period, 8:273 Sexual relationships, family status concept for protections, stipulations to, 14:53 purposes of succession, 4:213 Repairs claims, improvement based rent Single room occupancy buildings, 4:48 et seq. increases, **4:170** Six percent annual cap, special rent increases Representative tenant filings of petitions for for controlled tenancies, 4:131 administrative review, 4:297 Six unit minimum for coverage, 4:33 et seq. Residency requirements for remaining Six-year limit, rent overcharge remedies, household members, family status concept 4:268-4:271 for purposes of succession, **4:217 et seq.** Source of funds used to pay for TMCI as Residential unit, what constitutes, 4:41 et seq. affecting eligibility Retention of records, rent overcharge remedies, Generally, 4:158 4:272 low interest loans, 4:159 Retroactive application of succession rights Special guidelines for RGB rent increases, protections, 4:228 Rider to vacancy and renewal leases Special guidelines method of determining rent Generally, 4:185 overcharge, 4:259 et seq. failure to attach rider, 4:186 Special rent increases for controlled tenancies Right to continuation of services in rent Generally, **4:125** stabilized apartments, 4:177 et seq. alternative hardship formula, 4:129 Roommate occupancy restrictions, charges to annual cap, **4:131** roommates, 2:46 cancel lease option to, 4:136 RSL units, exemptions from rent stabilization, capital improvements, DHCR opinions 4:80 Generally, 4:146 Scope of review on appeal, 4:240 tenant responses, 4:147, 4:148 Scope of state and local rent stabilization coverage, 4:33 et seq. comparative hardship formula, 4:128 consideration of equities required, 4:126 Section 8 programs corrections of hazardous violations existing housing program rent regulation

Generally, 4:135

TMCI increases, 4:160

eligibility, landlord challenge to certain

equities required, consideration of, 4:126

charges as barring, 4:134

RENT CONTROL AND RENT RENT CONTROL AND RENT STABILIZATION—Cont'd STABILIZATION—Cont'd Stabilized tenancies—Cont'd Special rent increases for controlled tenancies —Cont'd services, right to continuation, **4:177 et seq.** immediately hazardous violations correcsummary eviction stipulation, waiver of rights prohibited, 14:63 tions Generally, **4:135** waiver of rights prohibited, summary evic-TMCI increases, 4:160 tion stipulations, 14:63 landlord challenge to certain charges as barwaivers ring eligibility, 4:134 benefits claims, 4:174 landlord hardship, 4:127 et seq. jury trial, nonpayment proceedings, 10:32 lease cancellation options, 4:136 State and local rent control coverage limitations on hardship increases, 4:130 generally, 4:25 et seq. option to cancel lease, 4:136 housing covered, generally, 4:26 six percent annual cap, 4:131 jurisdictions with rent control, 4:25 statutory cap, 4:132 other unit coverage, 4:27 Temporary major capital improvement vacancy decontrol, **4:28** increases, below State and local rent stabilization coverage thirty-six month limitation, **4:133** Generally, **4:29** Stabilized tenancies Article 8A state-assisted units, 4:59 agreement to be bound by rent levels set, Article 8 state-assisted units, 4:58 residential landlord-tenant relationship, 2:18 Article 12 state-assisted units, **4:62** benefits waivers claims, 4:174 Article 13 state-assisted units, 4:64 broker fees, residential landlord-tenant rela-Article 14 state-assisted units, 4:63 tionship, 2:38 Article 15 state-assisted units, 4:60 continuation of services rights, 4:177 et seq. Article 18 state-assisted units, 4:61 Initial rent for stabilized tenancies, above buildings receiving tax benefits, 4:53 jury trial waivers, nonpayment proceedings, business use as separate basis for eviction, 10:32 Loft Law provisions, **6:100**, **6:110** commercial and residential with some, 4:43 nonpayment proceedings completion prior to January 1, 1974, 4:32 jury trial waivers, 10:32 coverage, six unit minimum, 4:33 et seq. waivers of jury trial, 10:32 eviction, business use as separate basis for, obligation to renew contract for rent stabilized tenants for Section 8 Exemptions from rent stabilization, above programs, 5:183 Federal Rehabilitation Loans, 4:64 Private Housing Finance Law garden-type maisonettes, 4:35 initial rent stabilized rents. 6:17 horizontal multiple dwellings, 4:34 rent stabilization on dissolution. 6:16 hotels room occupancy buildings, 4:48 et Renewal leases for rent stabilized tenancies, above Housing New York Program, 4:62 residential landlord-tenant relationship, brolofts, 4:52 ker fees, **2:38** maisonettes apartments, 4:35 right to continuation of services, 4:177 et minimum coverage, 4:33 et seq. Mortgage Agency Insured Loans, 4:65 Section 8 programs, obligation to renew multiple horizontal dwellings, 4:34 contract for rent stabilized tenants,

New York City, 4:31, 4:63

5:183

State and local rent stabilization coverage —Cont'd

New York City Administrative Code J-51, **4:56**

New York Mortgage Agency Insured Loans, 4:65

Participation Loan Program, **4:60** primary residence requirement, **4:46** primary residential purposes, **4:42**

Real Prop. Tax Law Section 421, **4:54** rehabilitation loans. **4:58**, **4:59**

Rehabilitation Mortgage Insurance Corp, 4.63

residential unit, what constitutes, **4:41 et seq.**

scope, 4:33 et seq.

single room occupancy buildings, **4:48 et seq.**

six unit minimum for coverage, **4:33 et seq.** state-assisted units, **4:57 et seq.**

tax benefits, buildings receiving, **4:53** what constitutes a residential unit, **4:41 et** seq.

State-assisted units, state and local rent stabilization coverage, **4:57 et seq.**

Statute of limitations, Article 78 proceeding for review of DHCR decision, **4:307**

Statutory cap, special rent increases for controlled tenancies, **4:132**

Stay of order on filing of petition for administrative review, **4:304**

Subsequent tenant claims, rent overcharge remedies, **4:262**

Substantive law, sources of landlord-tenant law, 1:9

Succession rights

Generally, 4:205 et seq.

binding effect of rent stabilization-type lease agreements, **4:176**

concept of family extended for purposes of succession, **4:209**

constitutionality of succession rights provisions, **4:207**

co-op or condo eviction plan conversions, seniors or disabled in, **4:230**

departed's improprieties immaterial, 4:225

RENT CONTROL AND RENT STABILIZATION—Cont'd

Succession rights—Cont'd

disabled persons in co-op or condo eviction plan conversions, **4:230**

dual primary residences, 4:226

durational requirements for remaining household members, **4:217 et seq.**

effect of, 4:212

effect of marriage, 4:212

estate of deceased tenant, renewal leases for rent stabilized tenancies, **4:200**

evidence of sexual relationship, 4:213

Family status concept for purposes of succession, **4:209**

financial interdependence, importance of, 4:215

fraud, 4:208

holding out as family, 4:214

importance of financial interdependence, 4:215

improprieties of departed household member immaterial, **4:225**

lease agreements, binding effect of rent stabilization-type, **4:176**

nontraditional family member for purposes of succession, **4:211**

primary residence and succession rights, 4:223 et seq.

primary residency requirements for remaining household members, **4:217 et seq.**

remaining household members, primary residency and durational requirements for, **4:217 et seq.**

renewal leases for rent stabilized tenancies, estate of deceased tenant, **4:200**

rent debts, successor tenant and, 4:229

retroactive application of succession rights protections, **4:228**

second succession between 1997 and 2019, vacancy allowance permitted for each, 4:206

seniors in co-op or condo eviction plan conversions, **4:230**

sexual relationship evidence, **4:213**

successor tenant and rent debts, **4:229** sufficient evidence of family status, **4:216**

traditional family member for purposes of succession, **4:210**

RENT CONTROL AND RENT STABILIZATION—Cont'd STABILIZATION—Cont'd Temporary major capital improvement Succession rights—Cont'd increases (TMI)—Cont'd vacancy allowance permitted for each second succession between 1997 and low-interest loans are as basis, 4:159 2019, **4:206** operational costs, 4:141 Sufficient evidence of family status, succesprior opinion from DHCR, 4:146 sion, **4:216** rent reduction orders, 4:155 Summary evictions SCRIE and DRIE apply, 4:153 rent regulatory status allegations in petitions, source of funds used to pay for TMCI as 7:143, 7:144 affecting eligibility Summary eviction stipulations, waivers Generally, 4:158 prohibited, 14:63 low interest loans, 4:159 Supreme Court remedies, 4:246 tenants, improvements made with consent Surcharges for appliances and landlordof, **4:144** provided utilities, 4:173 tenants may respond to application for prior Tax benefit assisted units, initial rent for opinion, 4:147, 4:148 stabilized tenancies, 4:107 threshold requirements, 4:138 Tax benefits, buildings receiving, 4:53 timed project requirements, 4:145 Temporary major capital improvement time for application, 4:157 increases (TMI) two percent cap, 4:150 Generally, 4:137 et seq. unified plan requirements, 4:145 additional increase for necessary work work required by law, 4:142 requirement, 4:141 Tenancy in units owned as cooperatives or application, time for, 4:157 condominiums, exemptions from rent building-wide improvements, 4:139 stabilization, 4:72 et seq. burden of proof, 4:140 Tenant default or delay in providing informacalculation of increase, 4:149 tion, deregulation for, 4:89 collectibility/effective date of increase, Tenants, improvements made with consent of, 4:154 4:144 consent of tenants, improvements made Tenant's discovery rights, improvement based with, 4:144 rent increases, 4:169 corrections of hazardous violations, 4:160 Tenants' informed consent in writing to cosmetic improvements, 4:141 improvement based rent increases DHCR, prior opinion from, 4:146 Generally, **4:163** effective date of increase, collectibility after, burden of proof of consent, 4:164 4:154 Tenants responses to application for prior TMI eligibility, source of funds used to pay for opinion, 4:147, 4:148 TMCI as affecting Termination notices Generally, **4:158** contents, 8:263 et seq. low interest loans, 4:159 intent not to renew rent stabilized tenancy fifteen percent cap for certain groups, 4:151 Generally, 8:272 et seq. hazardous violations corrections, 4:160 fact statements, 8:277 improvements as building-wide, 4:139 service, **8:281** improvements made with consent of tenants, window period, 8:273 4:144 timing increase, calculation of, 4:149 Generally, 8:252 et seq. law, work required by, 4:142 controlled tenancies, 8:254 lease clause permitting increase, 4:156 stabilized tenancies, 8:253

RENT CONTROL AND RENT

RENT CONTROL AND RENT

rent control benefits, 4:175

STABILIZATION—Cont'd STABILIZATION—Cont'd Termination of lease, evictions from rent Waivers—Cont'd rent stabilization benefits, 4:174 regulated housing, 8:48 Terms of tenancy, 4:174 et seq. rights prohibited for rent stabilized tenants. Thirty-six month limitation, special rent summary eviction stipulations, 14:63 increases for controlled tenancies, 4:133 What constitutes a residential unit, 4:41 et seq. Timed project requirements, temporary major When increase can be collected for improvecapital improvement increases, 4:145 ment based rent increases, 4:165 Time for application, temporary major capital Window period, intent not to renew rent improvement increases, 4:157 stabilized tenancy, 8:273 Time for collection of improvement based rent Withdrawal of administrative complaint to increases, 4:165 pursue in court proceeding, 4:242 Time to answer petition for administrative Work funded from insurance proceeds claims, review, **4:299** improvement based rent increases, 4:171 Time to bring complaint, rent overcharge reme-Work required by law, temporary major capital dies, **4:267** improvement increases, 4:142 Time to file petition for administrative review, World War II rent controls, overview, 4:4, 4:5 4:295 Written consent of tenant to improvement Time to notify tenant of right to renew lease based rent increases Generally, **4:188, 4:194** Generally, 4:163 NYC, 4:189 burden of proof of consent, 4:164 Traditional family member for purposes of suc-RENT DELINQUENCY, CHRONIC cession, **4:210** Breach of lease and objectionable conduct Two percent cap on temporary major capital evictions, 8:82 et seq. improvement increases, 4:150 Types of proof one can offer, remedies, 4:238 RENT GUIDELINES BOARD (RGB) Unified plan requirements, temporary major Generally, 4:110 et seq capital improvement increases, 4:145 Fuel adjustment, 4:113 Units already rent stabilized, initial rent, 4:102 Initial rent for stabilized tenancies, 4:110 et Urstadt Law. 4:9 Utilities, landlord-provided, surcharges for, Initial rent for stabilized tenancies, increases, improvement based rent increases, 4:173 4:110 et seq. Vacancies Lease must reflect legal rent, **4:114** decontrol Preferential rents did not generally bind overview, 4:9 landlord to lower rent upon renewal state and local rent control coverage, 4:28 between 2003 and 2019, 4:117 Preferential rents/rent concessions; binding as leases, rider to of June 14, 2019 renewal leases for rent stabilized tenancies Generally, **4:116** Generally, **4:185** renewals, 4:117 failure to attach rider, 4:186 Reduction orders, 4:118, 4:119 rate, five percent rule, 4:12 Rent increases, initial rent for stabilized tenansuccession rights, vacancy allowance permitcies, 4:110 et seq. ted for each second succession between Rent reduction orders, 4:118, 4:119 1997 and 2019, 4:206 Special Guidelines, **4:112** Waivers Vacancy allowances prior to June 14, 2019 jury trial, controlled tenancies, nonpayment proceedings, 10:31 Generally, **4:111**

RENT CONTROL AND RENT

statutory allowance, 4:115

RENT OVERCHARGES

Generally, **16:60**

Attorney's fees

overcharge proceedings, 16:60

rent overcharges, 16:38

Burden of proof, 12:23

Burden of proof, treble damages for willful overcharge, 4:274, 4:275

Collateral estoppel effect on unlitigated overcharge claim, stipulations, 14:64

Counterclaims, 10:84, 12:24

Exemption for previously rent controlled tenants, 4:265

Failure to file initial registration, rent overcharge remedies, 4:264

Foreclosure rent overages, purchaser in foreclosure not liable for, 20:33

Insubstantial defects, remedies, 4:263

Legal rent proof, 12:23

New owner, recoup of overcharge from, 4:278 et seq.

Nonpayment Proceedings, this index

Previously rent controlled tenant exemptions, remedies, **4:265**

Proceedings, attorney's fees, 16:60

Production of records, remedies, 4:272, 4:273

Purchaser in foreclosure not liable for rent overcharges of former owner, 20:33

Recoup of overcharge from new owner, 4:278 et sea.

Rent Control and Rent Stabilization, this index Retention of records, 4:272

Six-year limit, 4:268, 4:270, 4:271

Special guidelines method of determining rent overcharge, 4:259 et seq.

Subsequent tenant claims, 4:262

Tenant has choice of forum, 12:25

Time to bring complaint, 4:267

Treble damages for willful overcharge, burden of proof, 4:274, 4:275

Unlitigated overcharge claim, collateral estoppel effect on, 14:64

RENT STABILIZATION CODE

Residential landlord-tenant relationship, security deposits, 2:35

RENT STRIKES

Generally, 2:125, 19:1

Article 7A Proceedings, this index

Index to Subjects-90

RENT STRIKES—Cont'd

Attorneys, ethical considerations for, 19:15 Common areas of building, tenants may meet in, 19:7

Consolidation of cases, 19:19 et seq.

CPLR 602, common questions of law or fact, 19:20

Ethical considerations for attorneys, **19:15** First Amendment rights, 19:8, 19:9

Injunctions

Generally, 19:11 et seq.

federal courts, 19:13

Landlords cannot diminish tenants' rights, 19:6

New York City, 19:2

No regulation of rent strikes, 19:3

Other ways tenants can obtain building repairs,

Real Property Law Section 230, right to organize under, 19:5

Right to organize under Real Property Law Section 230, 19:5

Tenants may meet in common areas of building, 19:7

REPAIRS

Access to make repairs, refusal to provide,

Article 7A Proceedings, this index

Discovery, permission to conduct, housing part,

Emergency repair program, seeking relief under, 19:76 et seq.

Foreclosure

liability for repairs, 20:25

obligation to make repairs, 20:24

Habitability

Generally, 2:95

remedy, repair and deduct remedy, 12:120 et

Housing part actions, 13:59

HP actions, emergency repair program, 19:76 et seq.

Other ways tenants can obtain building repairs, 19:4

Permission to conduct discovery, housing part actions for, 13:59

Receivers in foreclosure, obligation to make repairs, 20:24

Rent Strikes, this index

RESIDENTIAL LANDLORD-TENANT RELATIONSHIP	RESIDENTIAL LANDLORD-TENANT RELATIONSHIP—Cont'd
Generally, 2:1 et seq.	Elevator mirrors, 2:87
Access to apartment, landlord's right of, 2:121	Entering into relationship, 2:1
et seq.	Entrance doors, 2:84
Administrative fees, security deposits, 2:29	Estoppel, tenancy by, 2:12
Adult care facilities, Social Services Law, 6:125	Evictions where landlord-tenant relationship existing, 8:40 et seq.
Agreement to be bound by rent levels set, rent stabilized units, 2:18	Evictions where landlord-tenant relationship not existing, 8:8 et seq.
Apartment door locks, 2:85	Eviction warrants does not sever landlord-ten-
Apartments, short term rentals, 2:63	ant relationship, 15:31 et seq.
Assignments, 2:62	Failure to receive rent, landlord's duty to
Attendant services in lobbies, 2:86	provide written notice of, 2:69
Automatic lease renewal, 2:20	Fair Credit Reporting Act, broker fees, 2:37
Breach of tenancy, noncomplying sublet as, 2:53	Family member restrictions, 2:43 Fire escapes, 2:89
Broker fees and application fees	Funds, co-mingling of, security deposits, 2:30
Generally, 2:36 et seq. Fair Credit Reporting Act, 2:37	General Obligations Law requirements, security deposits, 2:28
Building entrance doors and intercoms, 2:84	Governing authority, subletting, 2:51
Cable television, 2:120	Guarantors, 2:17
Carbon monoxide alarms, 2:90	Habitability
Card key systems for common areas, 2:92	Generally, 2:70 et seq.
Cleaning, 2:95	apartment door locks, 2:85
Co-mingling of funds, security deposits, 2:30	attendant services in lobbies, 2:86
Commercial and residential uses, state and local rent stabilization coverage, 4:43	building entrance doors and intercoms, 2:84 carbon monoxide alarms, 2:90
Common areas, electricity in, 2:82	card key systems for common areas, 2:92
Constructive eviction, terminating relationship before expiration of term, 2:127	common areas, electricity in, 2:82 criminal sanctions, 2:99
Conveyance, transfer of security deposits on	deductions from rent, repair and deduct rule
Generally, 2:32	Generally, 2:74
rent regulation statute requirements, 2:33	lead paint violations, 2:113, 2:114
Creating relationship, 2:1	door locks, apartment, 2:85
Death of tenant, terminating relationship before	electricity in common areas, 2:82
expiration of term, 2:137	elevator mirrors, 2:87
Delivery of leasehold possession	entrance doors, 2:84
Generally, 2:4	exemptions
remedies when possession not delivered, 2:5	labor disputes, 2:73
Disclosure of social security number,	tenant-caused conditions, 2:72
occupancy conditions, 2:42	fire escapes, 2:89
Door locks, apartment, 2:85	harassing landlords
Duration of lease	Generally, 2:93
Generally, 2:19	rent stabilization rights, 4:93
automatic renewal, 2:20	heat, 2:80
Effect of violation on parties' rights, 2:16	hot water, 2:81
Electricity in common areas, 2:82	Housing Maintenance Code, 2:78

RESIDENTIAL LANDLORD-TENANT	RESIDENTIAL LANDLORD-TENANT
RELATIONSHIP—Cont'd	RELATIONSHIP—Cont'd
Habitability—Cont'd	Landlord's duty to provide written notice of
housing standards, 2:79 et seq.	failure to receive rent, 2:69
intercoms, 2:84	Landlord's right of access to apartment, 2:121
key rights, 2:85	et seq.
labor disputes exempt, 2:73	Landlord's right to key, 2:85
landlord harassment, 2:93	Lead paint abatement, 2:101 et seq.
landlord's right to key, 2:85	Leases
lead paint abatement, 2:101 et seq.	Generally, 2:2
lead paint class actions, 2:115	abandonment of premises
lead paint tort liability, 2:116, 2:117	Generally, 2:128 et seq.
lobby attendant services, 2:86	mitigation of damages, 2:138
mirrors in elevators, 2:87	action for rent, expiration of lease required
multiple Dwelling Law, 2:76	for, 2:139
multiple Residence Law, 2:77	agreement to be bound by rent levels set in
noise violations, 2:100	rent stabilized units, 2:18
peepholes, 2:88	automatic renewal, 2:20
radiator covers, 2:91	constructive eviction, 2:127
repair and deduct rule	death of tenant, terminating relationship
Generally, 2:74	before expiration of term, 2:137
lead paint violations, 2:113, 2:114	delivery of leasehold possession
repairs, 2:95	Generally, 2:4
safety and security measures	remedies when possession not delivered,
Generally, 2:83	2:5
card key systems for common areas, 2:92	domestic violence, special lease termination
smoke detectors, 2:89	provisions for victims of, 2:135
statutory provisions governing housing stan-	duration of lease
dards, 2:75	Generally, 2:19
tenant-caused conditions exempt, 2:72	automatic renewal, 2:20
tenant's responsibilities, 2:96	effect of violation on parties' rights, 2:16
vermin extermination, 2:95	estoppel, tenancy by, 2:12
warranty of habitability under Real Property	expiration of lease required for action for
Law Section 235-b, 2:71	rent, 2:139
window guards, 2:98	guarantors, 2:17
Harassing landlords	military personnel, special termination rules
Generally, 2:93	for, 2:136
rent stabilization rights, 4:93	mitigation damages when tenant vacates before expiration of lease, 2:138
Heat, 2:80	<u>*</u>
Hot water, 2:81	oral agreements, 2:6 et seq.
	parol evidence rule, 2:9
Housing Maintenance Code, 2:78	parties' rights, effect of violation on, 2:16
Housing standards, statutory provisions	plain language requirement, 2:14
governing, 2:75	remedies when possession not delivered, 2:
Intercoms, 2:84	renewal leases for rent stabilized units, 2:15
Interest, tenant's right to, security deposits,	rent stabilized units
2:31	agreement to be bound by rent levels set,
Key rights, 2:85	2:18
I andlord harassment 2.03	renewal leases for 2.15

RESIDENTIAL LANDLORD-TENANT RELATIONSHIP—Cont'd	RESIDENTIAL LANDLORD-TENANT RELATIONSHIP—Cont'd
Leases—Cont'd	Occupancy conditions—Cont'd
rights and responsibilities during tenancy	other laws regulating occupancy, 2:48
under, 2:3	restrictions on occupancy of family members
right to have spouse (opposite or same-sex)	or roommates, 2:43
added to lease, 2:13	Roommates, this index
Security deposits, below	social security number disclosure, 2:42
special lease termination provisions	standards for number of occupants, 2:97
senior citizens	Oral agreements, leases, 2:6 et seq.
Generally, 2:133	Organization rights of tenants
notice requirements, 2:134	Generally, 2:124
victims of domestic violence, 2:135	rent strikes, 2:125
special termination rules for active duty	Painting, 2:94
military personnel, 2:136	Parol evidence rule, leases, 2:9
spouse (opposite or same-sex), right to have	Parties' rights, effect of violation on, 2:16
added to lease, 2:13	Peepholes, 2:88
statute of frauds, 2:6 et seq.	Plain language requirement, leases, 2:14
surrender of premises required for termina-	Primary purpose as professional or com-
tion, 2:140	mercial, state and local rent stabilization
tenancy by estoppel, 2:12	coverage, 4:44
Terminating relationship before expiration of term, below	Primary residence requirement, state and local
unconscionable provisions, 2:21	rent stabilization coverage, 4:46
violations, effect on parties' rights, 2:16	Radiator covers, habitability, 2:91 Real Property Levy protections for
Lobby attendant services, 2:86	Real Property Law protections for manufactured home park tenants, security
Loft Law, this index	deposits, 2:34
Mirrors in elevators, 2:87	Receipts for rent paid, 2:64 et seq.
Mobile home park tenants, Real Property Law	Remedies when possession not delivered, 2:5
protections, 2:34	Renewal leases for rent stabilized units, 2:15
Multiple Dwelling Law, 2:76	Rent controlled and stabilized units
Multiple Residence Law, 2:77	See also Rent Control and Rent Stabiliza-
Noise violations, 2:100	tion, this index
Noncomplying sublet as breach of tenancy,	agreement to be bound by rent levels set,
2:53	2:18
Notices	broker fees, 2:38
failure to receive rent, duty to provide writ-	renewal leases for, 2:15
ten, 2:69	security deposits, 2:35
occupancy conditions, 2:41	what constitutes a residential unit, 4:41 et
Number of occupants permitted, 2:47	seq.
Number of occupants standards, 2:97	Repairs, 2:95
Occupancy conditions	Responsibilities during tenancy under lease, 2:3
Generally, 2:41 et seq.	Restrictions on occupancy of family members
disclosure of social security number, 2:42	or roommates, 2:43
family member restrictions, 2:43	Rights during tenancy under lease, 2:3
notices, 2:41	Right to have spouse (opposite or same-sex)
number of occupants permitted, 2:47	added to lease, 2:13
number of occupants standards, 2:97	Right to relocation on vacate orders, 2:119

RESIDENTIAL LANDLORD-TENANT RESIDENTIAL LANDLORD-TENANT RELATIONSHIP—Cont'd RELATIONSHIP—Cont'd Right to restoration on vacate orders, 2:118 Subletting Roommates, this index Generally, 2:50 et seq. Rooms, short term rentals, 2:63 apartments, short term rentals, 2:63 Safety and security measures breach of tenancy, noncomplying sublet as, Generally, 2:83 card key systems for common areas, 2:92 furnished apartments, tenant surcharge Satellite dishes, 2:120 where Security deposits Generally, 2:58 Generally, 2:26 violations, treble damages, 2:59 administrative fee, 2:29 governing authority, 2:51 collection in summary eviction proceeding, increases, vacancy, 2:60 2:27 limitations of terms, 2:61 co-mingling of funds, 2:30 limits on rent charged subtenant conveyance, transfer upon Generally, 2:58 Generally, 2:32 violations, treble damages, 2:59 rent regulation statute requirements, 2:33 noncomplying sublet as breach of tenancy, funds, co-mingling of, 2:30 2:53 General Obligations Law requirements, 2:28 owners' short term rental of apartments or interest, tenant's right to, 2:31 rooms, 2:63 landlord entitled to administrative fee, 2:29 permission unreasonably withheld manufactured home park tenants, 2:34 Generally, 2:55 Real Property Law protections for refusal of consent, 2:57 manufactured home park tenants, 2:34 refusal of consent, tenant's options, 2:57 Rent Stabilization Code provisions, 2:35 rent charged subtenant summary eviction proceeding Generally, 2:58 collection in, 2:27 violations, treble damages, 2:59 tenant's right to interest, 2:31 response within 30 days, 2:56 transfer upon conveyance rooms, short term rentals, 2:63 Generally, 2:32 short term rental of apartments or rooms by rent regulation statute requirements, 2:33 tenants or owners, 2:63 Severance of landlord-tenant relationship, evictenant's options when landlord refuses to tion warrants, 15:31 et seq. consent. 2:57 Smoke detectors, 2:89 tenants' short term rental of apartments or Social security number disclosure, occupancy rooms, **2:63** conditions, 2:42 tenant surcharge where apartment furnished Social Services Law, adult care facilities, 6:125 Generally, 2:58 Spouse (opposite or same-sex), right to have violations, treble damages, 2:59 added to lease, 2:13 term limitations, 2:61 Standards for number of occupants, 2:97 term of sublease State and local rent stabilization coverage Generally, 2:58 commercial and residential uses, 4:43 violations, treble damages, 2:59 primary purpose as professional or comvacancy increase, 2:60 mercial, 4:44 written notice requirements Statute of frauds, 2:6 et seq. Generally, 2:54 Statutory provisions governing housing standards, 2:75 landlord responses, 2:56

RESIDENTIAL LANDLORD-TENANT RESIDENTIAL LANDLORD-TENANT RELATIONSHIP—Cont'd RELATIONSHIP—Cont'd Summary eviction warrant does not sever Vacate orders—Cont'd landlord-tenant relationship, 15:31 et seq. right to restoration, 2:118 Surrender of premises required for terminating Vermin extermination, 2:95 relationship before expiration of term, Violations, effect on parties' rights, 2:16 2:140 Warrant of eviction issuance does not sever Tenancy by estoppel, 2:12 landlord-tenant relationship, 15:31 et seq. Tenancy under lease, rights and responsibilities What constitutes a residential unit, rent control during, **2:3** and rent stabilization, 4:41 et seq. Tenant blacklists, 2:39 Window guards, 2:98 Tenant's right to interest on security deposits, Written notice of failure to receive rent 2:31 landlord's duty to provide, 2:69 Tenants' right to organize RESTORE PROCEEDINGS Generally, 2:124 Motion practice, 13:35 et seq. rent strikes, 2:125 Terminating relationship before expiration of RESTRICTIVE COVENANTS term Private Housing Finance Law, **6:15** Generally, 2:126 RETALIATORY EVICTION abandonment of premises Generally, 11:20 et seq. Generally, 2:128 et seq. Application to eviction proceedings based on mitigation of damages, 2:138 nonpayment of rent and violation of lease, action for rent, expiration of lease required rebuttable presumption, 11:24 for. 2:139 Conduct protected, 11:22 constructive eviction, 2:127 Constructive Eviction, this index death of tenant, 2:137 Premises covered by the statute, 11:21 domestic violence, special lease termination Presumptions provisions for victims of, 2:135 Generally, 11:23 expiration of lease required for action for nonpayment of rent can rebut, 11:24 rent. 2:139 nonretaliatory motive can rebut, 11:25 military personnel, special termination rules for, 2:136 rebuttal mitigation damages when tenant vacates nonpayment of rent evictions, 11:24 before expiration of lease, 2:138 nonretaliatory motive, 11:25 special lease termination provisions for relief available to tenants, 11:26 senior citizens rent payment requirements, 11:27 Generally, 2:133 Protected conduct, 11:22 notice requirements, 2:134 Rebuttable presumption application to eviction special lease termination provisions for proceedings based on nonpayment of rent victims of domestic violence, 2:135 and violation of lease, 11:24 special termination rules for active duty Scope of statute, 11:21 military personnel, 2:136 RIGHT TO ORGANIZE surrender of premises required for, 2:140 Collective Bargaining by Tenants, this index Transfer of security deposit upon conveyance Generally, 2:32 ROOMING HOUSE RESIDENTS

rent regulation statute requirements, 2:33

Unconscionable lease provisions, 2:21

right to relocation, 2:119

Vacate orders

Self-help evictions, 7:15

Co-habitants, proceeding against, 8:23

ROOMMATES

ROOMMATES—Cont'd SANCTIONS—Cont'd Authority for award of costs and sanctions, Cotenants, this index Rule 130-1, 16:68 et seq. Family members or roommates, restrictions on occupancy of, 2:43 Frivolous conduct, attorney's fees, 16:62 Licensee evictions, 8:23 Frivolous litigation, 16:67 et seq. Manufactured home park leases, 6:146 Rule 130-1 authority for award of costs and sanctions, 16:68 et seq. Manufactured home parks, 6:146 Occupancy restrictions SATELLITE DISHES Generally, 2:43 et seq. Breach of lease, 8:69 charges to roommates, rent controlled apart-Residential landlord-tenant relationship, 2:120 ments, 2:46 **SECTION 8 PROGRAMS** number of occupants permitted, 2:47 other laws regulating occupancy, 2:48 Generally, 5:102 et seq. Admission proportionate sharing, rent stabilized apartments, 2:45 applications rent controlled apartments, charges to room-Generally, 5:124 mates, 2:46 grounds for denial, 5:125, 5:126 rent stabilized apartments, proportionate discrimination against tenants based on sharing, **2:45** source of income, 5:129, 5:130 residential landlord-tenant relationship, 2:43 finding dwelling unit limits on time for, et seq. 5:127 Overcharging roommates, rent regulated tenanincome source discrimination against tencies, 8:170, 8:171 ants, **5:129**, **5:130** Rent controlled apartment roommates information about tenant to prospective charges to roommates, 2:46 landlord, **5:128** proportionate sharing, 2:45 limits on time for finding dwelling unit, restrictions, 2:46 5:127 prospective landlord, information about ten-Rent regulated tenancies, overcharging roomant to, 5:128 mates, 8:170, 8:171 Subletting, this index source of income discrimination against tenants, 5:129, 5:130 Summary evictions, cotenant vs cotenant, 7:89 tenant information provision to prospective RYAN WHITE CARE ACT landlord, **5:128** Generally, 6:160 time limits on finding dwelling unit, 5:127 See also HIV/AIDS housing, this index voucher information discrimination against tenants, 5:129, 5:130 **SAFETY** waiting lists Card key systems for common areas, 2:92 Generally, 5:30 Conditions dangerous to safety social security numbers, 5:31 counterclaims, 10:82 Annual inspections of each dwelling unit, defenses, 12:76 5:141 Habitability, this index Annual recertification, 5:108 et seq. Lobbies, attendant services in, 2:86 **Applications** Mentally disabled tenants, safety and security Generally, 5:124 measures, 3:39 grounds for denial, 5:125, 5:126 Window guards, 2:98 Automatic termination of HAP contract, 5:182 SANCTIONS Benefits as tenant-based or project-based, Generally, **16:67 et seq.** 5:103 Attorney's fees, frivolous conduct, 16:62 Certificate Program, 5:106

ECTION 8 PROGRAMS—Cont'd	SECTION 8 PROGRAMS—Cont'd
Certificate rules combined and simplified,	Late recertification, 5:109
5:105	Lease requirements
Certification requirements	Generally, 5:146 et seq.
holdovers, 5:168	prohibited provisions, 5:147
tenancy terminations, NYC, 5:169 et seq.	required provisions, 5:148
Combined Certificate and Voucher rules, 5:105	Lease term, renewal or termination at end of,
Discovery	5:164
Generally, 13:61	Limits on time for finding dwelling unit, 5:127
overview, 5:119	Maintenance of Housing Quality standards
Discrimination against tenants based on source of income, 5:129 , 5:130	Generally, 5:140 et seq. failures to conform, 5:143
Disposition of previously HUD-owned projects	owner's failure to maintain, 5:144
program, 5:116	penalties for failure to maintain, 5:142 et
Disproportionate responses to offenses, subsidy	seq.
terminations, 5:160	tenant's failure to maintain, 5:145
Due process rights, 5:117 et seq.	Moderate rehabilitation terminations
Dwelling maintenance failures, 5:143	Generally, 5:179
Dwelling units, annual inspections of, 5:141	notices, 5:180
Evictions. Tenancy terminations, below	New construction programs
Existing housing and voucher programs,	Generally, 5:112
terminations, 5:162	tenancy terminations, 5:177 et seq.
Existing housing program rent regulation and, 5:136 et seq.	Notices
•	terminations
Existing program overview, 5:104 Failure to maintain unit, 5:143	moderate rehabilitation, 5:180
	substantial rehabilitation, 5:178
Finding dwelling unit limits on time for, 5:127	written termination notice entitlement to,
Good cause, tenancy terminations, 5:163 HAP contract terminations of, 5:181 et seq.	5:165
_	NYC
Hearings, 5:118 Holdovers, certification requirements, 5:168	evictions, PHA certification requirements
Housing programs, existing, terminations,	for, 5:166, 5:167
5:162	tenancy terminations, certification requirements, 5:169 et seq.
Housing Quality standards, maintenance of	NYCHA procedure, terminations, 5:170 et seq
Generally, 5:140 et seq., 5:145	Obligation to renew contract for rent stabilized
failures to conform, 5:143	tenants, 5:183
owner's failure to maintain, 5:144	Occupancy
penalties for failure to maintain, 5:142 et	Generally, 5:131 et seq.
seq. tenant's failure to maintain, 5:145	annual inspections of each dwelling unit,
HUD Handbook notice requirements for	5:141
recertification, 5:155	dwelling maintenance failures, 5:143
HUD-owned projects program, disposition of,	dwelling units, annual inspections of, 5:141
5:116	existing housing program rent regulation
Income source discrimination against tenants,	and, 5:136 et seq.
5:129, 5:130	failure to maintain unit, 5:143
Information about tenant to prospective	Housing Authority portion of rent, 5:133
landlord, 5:128	Housing Quality standards, maintenance of
Inspections of each dwelling unit, 5:141	Generally, 5:140 et seq. , 5:145
1	

ECTION 8 PROGRAMS—Cont'd	SECTION 8 PROGRAMS—Cont'd
Occupancy—Cont'd	Overview—Cont'd
Housing Quality standards, maintenance of	hearings, 5:118
—Cont'd	housing assistance payments contract, 5:110
failures to conform, 5:143	HUD-owned projects program, disposition
owner's failure to maintain, 5:144	of, 5:116
penalties for failure to maintain, 5:142 et	judicial review of decisions, 5:123
seq.	late recertification, 5:109
tenant's failure to maintain, 5:145	new construction programs, 5:112
inspections of each dwelling unit, 5:141	payment, assistance payments contract,
lease requirements	5:110
Generally, 5:146 et seq.	previously HUD-owned projects program, disposition of, 5:116
prohibited provisions, 5:147	* · · · · · · · · · · · · · · · · · · ·
required provisions, 5:148	project-based benefits, 5:103
maintenance failures, 5:143	recertifications, 5:108 et seq.
redetermination of tenant's share of the rent,	rehabilitation programs
5:134	moderate, 5:113
remaining family members, succession	substantial, 5:112
rights, 5:149 et seq.	revisions of combined and simplified Certifi
rent regulation and existing housing	cate and Voucher rules, 5:105
program, 5:136 et seq.	right to counsel, 5:120
rent setting in project based section 8, 5:139	set-aside program, 5:114
security deposits, 5:135	simplified Certificate and Voucher rules,
succession rights of remaining family members, 5:149 et seq.	5:105
tenant's share of the rent	state housing agencies program, 5:115
	substantial rehabilitation programs, 5:112
Generally, 5:132	tenant-based benefits as, 5:103
redetermination, 5:134	Voucher Program, 5:107
Offenses, disproportionate responses to,	Voucher rules combined and simplified,
subsidy terminations, 5:160 Other Section & Programs, tenancy termina	5:105
Other Section 8 Programs, tenancy terminations, 5:176	written decision, 5:123
Overview	PHA certification requirements for terminations, NYC evictions, 5:166 , 5:167
Generally, 5:102 et seq.	
annual recertification, 5:108 et seq.	Predicate notices, termination notice contents, 8:268
_	
assistance payments contract, 5:110 benefits as tenant-based or project-based,	Previously HUD-owned projects program, disposition of, 5:116
5:103	Project-based benefits, 5:103
Certificate Program, 5:106	Project-based Section 8, rent setting in, 5:139
Certificate rules combined and simplified,	Prospective landlord, information about tenant
5:105	to, 5:128
combined Certificate and Voucher rules,	Recertifications
5:105	HUD Handbook notice requirements for,
contracts, assistance payment, 5:110	5:155
discovery, 5:119	overview, 5:108 et seq.
disposition of previously HUD-owned projects program, 5:116	Recovery of Section 8 portion of the rent following termination of subsidy, 5:161
due process rights, 5:117 et seq.	Redetermination of tenant's share of the rent,
existing program, 5:104	5:134

SECTION 8 PROGRAMS—Cont'd	SECTION 8 PROGRAMS—Cont'd
Rehabilitation programs	Subsidy terminations—Cont'd
Generally, 5:112 , 5:113	expanded revised regulations, grounds for
tenancy terminations	termination under, 5:156
moderate	HUD Handbook notice requirements for recertification, 5:155
Generally, 5:179 notices, 5:180	new agreement necessary for landlord to
substantial	recover Section 8 portion of the rent
Generally, 5:177	following termination of subsidy, 5:161
notices, 5:178	offenses, disproportionate responses to,
Remaining family members, succession rights,	5:160
5:149 et seq.	recertification, HUD Handbook notice
Rent	requirements for, 5:155
existing housing program rent regulation and, 5:136 et seq.	recovery of Section 8 portion of the rent fol- lowing termination of subsidy, 5:161
Housing Authority portion, 5:133	responses to offenses, disproportionate,
project based Section 8, rent setting in,	5:160
5:139	Section 8 portion of the rent following
redetermination of tenant's share, 5:134	termination of subsidy, new agreement
tenant not responsible for Housing Authority	necessary for, 5:161
portion, 5:133	tenancy terminations compared, 5:153
tenant's share	tenants' liability for acts of guests, 5:157
Generally, 5:132	Williams consent decree rule, 5:159
redetermination, 5:134	Substantial rehabilitation programs, 5:112
Rent regulation and existing housing program, 5:136 et seq.	Substantial rehabilitation programs, tenancy terminations
Rent setting in project based section 8, 5:139	Generally, 5:177
Responses to offenses, disproportionate, 5:160	notices, 5:178
Revisions of combined and simplified Certifi-	Tenancy terminations
cate and Voucher rules, 5:105	Generally, 5:162 et seq.
Right to counsel overview, 5:120	and voucher programs, existing, 5:162
Section 8 portion of the rent following termina- tion of subsidy, new agreement necessary	automatic termination of HAP contract, 5:182
for, 5:161	certification requirements
Security deposits, 5:135	nonpayments and some holdovers, 5:168
Set-aside program, 5:114	NYC, 5:169 et seq.
Simplified Certificate and Voucher rules, 5:105	emergency Section 8 transfers, 5:186
Source of income discrimination against ten-	entitlement to written termination notice,
ants, 5:129, 5:130	5:165
Sources of landlord-tenant law, 1:12 State housing agencies housing	existing housing and voucher programs, 5:162
tenancy terminations, 5:177 et seq.	good cause, 5:163
State housing agencies program	good cause, tenancy terminations, 5:163
Generally, 5:115	grounds for subsidy termination expanded
Subsidy terminations	under revised regulations, 5:156
Generally, 5:153 et seq.	HAP contract terminations of, 5:181 et seq.
disproportionate responses to offenses,	holdovers certification requirements, 5:168
5:160	housing programs, existing, 5:162
	6 F - 6

CCTION 8 PROGRAMS—Cont'd	SECTION 8 PROGRAMS—Cont'd
Tenancy terminations—Cont'd	Tenancy terminations—Cont'd
landlord opting out of contract, termination	substantial rehabilitation
as result of, 5:184 , 5:185	Generally, 5:177
lease term, renewal at end of, 5:164	notices, 5:178
lease term, termination at end of, 5:164	termination of HAP contract, 5:181 et seq.
moderate rehabilitation	transfers, emergency, 5:186
Generally, 5:179	written termination notice entitlement to,
notices, 5:180	5:165
new construction, 5:177 et seq.	Tenant-based benefits as, 5:103
ninety day notice, landlord opting out of contract, 5:184 , 5:185	Tenant information provision to prospective landlord, 5:128
notices	Tenants' liability for acts of guests, subsidy
rehabilitation, moderate, 5:180	terminations, 5:157
rehabilitation, substantial, 5:178	Tenant's share of the rent
written termination notice entitlement to,	Generally, 5:132
5:165 NYC evictions	redetermination, 5:134
	Termination notice contents, 8:268
certification requirements, 5:169 PHA certification requirements, 5:166 ,	Time limits on finding dwelling unit, 5:127
5:167	Voucher information discrimination against tenants, 5:129 , 5:130
NYCHA procedure, 5:170 et seq.	Voucher Program, 5:107
NYCHA procedure, tenancy terminations, 5:170 et seq.	Voucher rules combined and simplified, 5:105
obligation to renew contract for rent	Vouchers
stabilized tenants, 5:183	existing, tenancy terminations, 5:162
opt out of contract by landlord, termination as result of, 5:184 , 5:185	landlord opting out of contract, termination as result of, 5:185
other Section 8 Programs, 5:176	ninety day notice, landlord opting out of
other Section 8 Programs, tenancy termina-	contract, 5:185
tions, 5:176	opt out of contract by landlord, termination
PHA certification requirements for NYC	as result of, 5:185
evictions, 5:166 , 5:167	Waiting lists
regulations, grounds for subsidy termination,	Generally, 5:30
5:156	social security numbers, 5:31
rehabilitation	Williams consent decree rule, subsidy termina-
moderate	tions, 5:159
Generally, 5:179	CECUDITY
notices, 5:180	SECURITY
substantial	Breach of security claims, nonpayment proceedings, 10:88
Generally, 5:177	
notices, 5:178	Counterclaims, breach of habitability, 10:88
renewal or termination at end of lease term, 5:164	Failures of defenses, nonpayment proceedings, 12:113
rent stabilized tenants obligation to renew	Habitability, this index
contract for, 5:183	Mentally disabled tenants, safety and security
state housing agencies housing, 5:177 et	measures, 3:39
seq.	Nonpayment proceedings, breach claims,
subsidy terminations compared, 5:153	10:88

SECURITY—Cont'd	SELF-HELP EVICTIONS—Cont'd
Residential landlord-tenant relationship	NYC Illegal Eviction Law—Cont'd
Generally, 2:83	occupancy
card key systems for common areas, 2:92	protection, 7:10 et seq.
SECURITY DEPOSITS	tenant not restored to, 7:9
Co-mingling of funds, 2:30	tenant remaining in, 7:8
Conveyance, transfer upon	police
Generally, 2:32	dealing with, 7:20
rent regulation statute requirements, 2:33	documentation, 7:22
Foreclosure, purchaser in foreclosure not liable	reports to, 7:21
for, 20:34	response, 7:23
Funds, co-mingling of, 2:30	restoration role of, 7:19
General Obligations Law requirements, 2:28	reports to police, 7:21
Interest, tenant's right to, 2:31	responsibity for violations, 7:18
Landlord entitled to administrative fee, 2:29	restoration role of police and courts in, 7:19
Manufactured home parks, 6:140	role of police and courts in restoration, 7:19
Rent Stabilization Code provisions, 2:35	squatters, 7:14
Residences	subtenants, 7:16
Generally, 2:26 et seq.	tenant not restored to occupancy, 7:9
See also Residential Landlord-Tenant Rela-	tenant remaining in occupancy, 7:8
tionship, this index	verbal reports to police, 7:21
Section 8 programs, 5:135	violations, responsibily for, 7:18
Tenant's right to interest, 2:31	who can be held responsible for violations, 7:18
Transfer upon conveyance	Occupant protection, NYC, 7:10 et seq.
Generally, 2:32	Partial actual eviction habitability defense,
rent regulation statute requirements, 2:33	nonpayment proceedings, 12:140
SELF-HELP EVICTIONS	Particular activities, NYC Illegal Eviction Law
Generally, 1:20, 7:4 et seq.	targeting of, 7:7 et seq.
Constructive eviction, 12:139	Police
Constructive Eviction, this index	dealing with, 7:20
Criminal law, 7:6	documentation of police reports, 7:22
Damages after, 7:5	reports to, 7:21
Documentation, police reports, 7:22	response, 7:23
Dwelling units, 7:17	restoration role of, 7:19
Eviction misdemeanor offenses, 1:21	Responsibity for violations, 7:18
Hotel residents, 7:15	Restoration after, 7:5
Licensees	Rooming house residents, 7:15
NYC Illegal Eviction Law, 7:13	Squatters, 7:14
Summary Eviction, this index	Statutory remedy for restoration and damages
NYC Illegal Eviction Law	after, 7:5
Generally, 7:7 et seq.	Subtenants, 7:16
courts, restoration role of, 7:19	Verbal reports to police, 7:21
dealing with police, 7:20	Violations, responsibity for, 7:18
documentation, police reports, 7:22	SENIOR CITIZEN RENT INCREASE
dwelling unit, 7:17	EXEMPTION (SCRIE)
hotel or rooming house residents, 7:15	Generally, 4:312
licensees, 7:13	Annual income limitation, 4:316

SENIOR CITIZEN RENT INCREASE EXEMPTION (SCRIE)—Cont'd

Calculations, 4:317

Covered rent increases, 4:319

Eligibility, minimum age for, 4:315

Eligibility, mistake as to, 4:320

Eligibility date, 4:318

Housing types covered, 4:314

Minimum age for eligibility, 4:315

Mistake as to eligibility, 4:320

Penalties for violation, 4:322

Portability of exemption, 4:321

Rent Control and Rent Stabilization, this index

Rent increases covered, 4:319

Scope of exemptions, 4:314

Types of housing covered, 4:314

Violations, penalties for, 4:322

SENIOR CITIZENS

Eviction exempt tenants, rent regulated tenancies, **8:187 et seq.**

Federally subsidized housing programs, Section 202 housing, **5:193**

Lease termination provisions

Generally, 2:133

notice requirements, 2:134

Rent regulated tenancies

eviction exempt tenants, 8:187 et seq.

succession rights, 4:230

Section 202 housing for elderly and handicapped, **5:193**

Termination provisions for leases

Generally, 2:133

notice requirements, 2:134

SERVICE

Affidavits of service, admissibility of in traverse hearings, **14:24**

Appeals, service and filing, 18:21 et seq.

Article 7A petitions, 19:35 et seq.

Conspicuous place service issues, 10:48

Eviction, notice of

Generally, 15:53

default in service, 15:54

Failure of Service of Process, this index

Intent not to renew, rent stabilized tenancy, termination notice, **8:281**

Log of process server, traverse hearings, 14:26

SERVICE—Cont'd

Methods of service

summary eviction, 14:34

Notice of eviction

Generally, 15:53

default in service, 15:54

squatter evictions, 8:12

Notice to quit, licensees, 8:19

Personal Jurisdiction, this index

Petition, Article 7A proceedings, 19:35 et seq.

Predicate Notices, this index

Rent stabilized tenancy

intent not to renew termination notice, 8:281

service of petitions for administrative

review, **4:298**

Subpoenas, this index

Substitute place service issues, 10:48

Summary eviction

notice of eviction

Generally, 15:53

default in service, 15:54

subpoenas

methods of service, 14:34

Termination notice, intent not to renew, rent

stabilized tenancy, 8:281

Traverse hearings

affidavits of service, admissibility of, 14:24

log of process server, 14:26

SERVICEMEMBERS' CIVIL RELIEF ACT (SCRA)

Default, 15:22

SERVICES OWED TENANTS

Article 7A Proceedings, this index

Housing Part Actions, this index

Obtaining. See Rent Strikes, this index

Repairs, this index

Right to continuation of, stabilized tenancies,

4:177 et seq.

SET-OFFS

Nonpayment proceedings, liability for breach of habitability warranty, **12:117**, **12:131**

SETTLEMENT

Counterclaims, settlement of suit affecting, nonpayment proceedings, 10:74

Eviction, 1:33

Generally, 1:33, 14:48 et seq.

SETTLEMENT—Cont'd	SMOKING IN APARTMENT
Eviction, 1:33—Cont'd	Breach of lease and objectionable conduct,
See also Summary Eviction, this index	8:98
Nonpayment proceedings, 10:74	SOLDIERS' AND SAILORS' RELIEF ACT
Stipulations	Default, 15:23
See also Summary Eviction, this index	
accord and satisfaction, 14:58, 14:59	SOURCES OF LAW
agreement to pay future rents void, 14:55 et	Generally, 1:4 et seq.
seq.	Authority for summary proceedings, 1:15 et
appeal right waivers, 14:54	seq.
contents, 14:52	Bases for summary eviction proceedings, 1:22
ethical guidelines for settlement negotiation,	Civil Practice Law and Rules, 1:18
14:49	Constitutions, 3:5, 3:6
having stipulation so ordered, 14:51	Court acts and rules, 1:19 Discrimination
negotiation, ethical guidelines for, 14:49	New York City law, 3:64 , 3:65
prohibited contents, 14:52	New York State law, 3:62
rent stabilization protections, stipulations to,	Evictions, summary, as special proceedings,
14:53	1:16
required contents, 14:52	Federal housing statutes, 1:7
right to appeal waivers, 14:54	Federally subsidized housing programs, 5:3
signed writings, 14:50	Federal programs, 6:159
Vacate Stipulation Motions, this index	HIV/AIDS, housing for people with, 6:159
waivers of right to appeal, 14:54	Housing discrimination laws, 1:6
what stipulation can and cannot contain,	Housing programs, 1:10
generally, 14:52	Housing statutes, 1:8
writings, 14:50	In Rem Housing Program, NYC, 1:14
Vacate Stipulation Motions, this index	Mitchell-Lama Program, 1:13
SEXUAL HARASSMENT	New York City In Rem Housing Program, 1:14
	Procedural law for summary proceedings
Discrimination protection, 3:26 et seq.	Generally, 1:15 et seq.
SEXUAL ORIENTATION	Civil Practice Law and Rules, 1:18
Discrimination, 3:24	court acts and rules, 1:19
	Real Property Actions and Proceedings Law,
SHARECROPPERS	1:17
Summary evictions, 7:81	summary eviction as special proceedings,
SHELTERS	1:16
-	Real Property Actions and Proceedings Law,
Homeless Shelters, this index	1:17
SHOW CAUSE ORDERS	Real property Law, 1:5
Summary evictions, 1:38 , 7:131	Rent regulation, substantive law, 1:9
Summary evictions, 1.30, 7.131	Residential Landlord-Tenant Relationship, this
SLAPP LAWSUITS	index
Generally, 16:83	Section 8 housing, 1:12
•	Self-Help Eviction, this index
SMOKE DETECTORS	Substantive law
Habitability, 2:89	Generally, 1:4 et seq.
Removals of, evictions, 8:53	federal housing statutes, 1:7

SOURCES OF LAW—Cont'd	STANDING—Cont'd
Substantive law—Cont'd	Habitability warranty
federally subsidized public housing	cooperative tenant shareholders, 12:83
eviction, 1:11	occupancy, tenant not in, 12:84
Section 8 housing, 1:12	payer of rent, 12:81
housing discrimination laws, 1:6	rent payer, 12:81
housing programs, 1:10	tenant-shareholders in cooperative, 12:83
housing statutes, 1:8	HP actions, 19:56 et seq.
In Rem Housing Program, NYC, 1:14	Parties, summary evictions
Mitchell-Lama Program, 1:13	Generally, 7:70
New York City In Rem Housing Program,	petition allegations, 7:71
1:14	Petitions, standing allegations, 7:71
real property Law, 1:5	STATUTE OF FRAUDS
rent regulation, 1:9	Leases, 2:6 et seq.
Summary evictions as special proceedings,	-
1:16	STATUTE OF LIMITATIONS
Summary proceedings. Procedural law for summary proceedings, below	Counterclaims, nonpayment proceedings, 10:79
SPOUSES	Discrimination remedies
Licensee evictions, spouse's rights, 8:21	federal law, 3:61
Right to have spouse (opposite or same-sex)	New York State law, 3:63
added to lease, 2:13	Vacate or stay warrants of eviction motions, 17:54
SQUATTERS	
Evictions	STAYS
notice to quit necessary, 8:11	Advisory Notice regarding vacating stays, 17:2
parties, 8:10	Appeals, stays pending
permission issues	amount of undertaking, 18:26 , 18:28
Generally, 8:13	right, stays as of, 18:27
revoked permission, 8:14	Automatic stay. See Bankruptcy, this index
relevancy of occupancy agreement, 8:15	Bills of particulars, stay pending, 13:42
revoked permission, 8:14	CPLR 5704, stays pending appeal, 18:32
service of notice, 8:12	Discrimination, eviction proceedings, 3:2
Notice to quit, 8:11	Motion for stay pending resolution of another
Parties, evictions, 8:10	matter, 13:33 , 13:34
Permission issues, evictions	Pending appeal, 18:25
Generally, 8:13	Warrants of eviction. See Summary Eviction,
revoked permission, 8:14	this index
Relevancy of occupancy agreement, evictions, 8:15	STIPULATIONS
Revoked permission, evictions, 8:14	See also Settlement, this index
Self-help evictions, 7:14	Appeals of denials of vacate stipulation motions, 18:8
Service of notice, evictions, 8:12	Collateral estoppel effect on unlitigated over- charge claim, 14:64
STABILIZATION OF RENT	Counsel unauthorized to enter stipulation,
Rent Control and Rent Stabilization, this index	vacate stipulation motions, 17:33 et seq.
STANDING	Defenses, unrepresented tenant unaware of,
Article 7A proceedings, 19:27	vacate stipulation motions, 17:25 et seq.

STIPULATIONS—Cont'd SUBLEASES—Cont'd Eviction grounds Denials from appeals of vacate stipulation motions, 18:8 illegal subletting Excusable defaults, **14:65** rent regulated tenancies, 8:164 et seq. Grounds on which stipulations vacated, 17:23 overcharging subtenant Harsh stipulations, vacate motions, 17:28 rent regulated tenancies, 8:166 Holdover, conversions to, summary eviction, rent regulated tenancies 14:60 et seq. illegal subletting, 8:164 et seq. Meritless case, unrepresented tenant unaware overcharging subtenant, 8:166 of, vacate stipulation motions, 17:25 et Evictions of subtenants, 7:16 Furnished apartments, tenant surcharge where Mistake, vacate stipulation motions, 17:31 Generally, 2:58 Overcharge claim, collateral estoppel effect on, violations, treble damages, 2:59 summary eviction, 14:64 Governing authority, residential landlord-tenant Overreaching, vacate stipulation motions, relationship, 2:51 17:32 Grounds for eviction, rent regulated tenancies Stay of warrant of eviction, 15:44 illusory prime tenant cases, 8:168, 8:169 Summary eviction overcharging roommates, 8:170, 8:171 Generally, 14:48 et seq. roommate overcharging, 8:170, 8:171 eviction, 1:35 Illegal subletting holdover, conversions to, 14:60 et seq. eviction grounds stay of warrant, 15:44 rent regulated tenancies, 8:164 et seq. Unjust stipulations, 17:28 rent regulated tenancies Unlitigated overcharge claim, collateral estopeviction grounds, 8:164 et seq. pel effect on, 14:64 Illusory prime tenant cases Unrepresented tenant unaware of defenses or grounds for eviction, rent regulated tenanmeritless case, 17:25 et seq. cies, 8:168, 8:169 Vacate Stipulation Motions, this index Increases, vacancy, 2:60 SUA SPONTE ORDERS Limitations of terms. 2:61 Appeals, 18:12 Limits on rent charged subtenant Generally, 2:58 SUBJECT MATTER JURISDICTION violations, treble damages, 2:59 Concurrent jurisdiction with DHCR, nonpay-Noncomplying sublet as breach of tenancy, ment proceedings, 10:85 2:53 Counterclaims, nonpayment proceedings, Overcharging roommates 10:66 rent regulated tenancies, 8:170, 8:171 DHCR, concurrent jurisdiction with, nonpay-Overcharging subtenant ment proceedings, 10:85 rent regulated tenancies, 8:166 Lack of, motion to vacate default judgment, Owners' short term rental of apartments or 17:11 rooms, 2:63 Motion to remove, 13:30 Permission unreasonably withheld, residential Removal motion, 13:30 landlord-tenant relationship Summary evictions, 7:36, 7:43 et seq. Generally, 2:55 refusal of consent, 2:57 **SUBLEASES** Refusal of consent, tenant's options, 2:57 Apartments, short term rentals, 2:63 Rent charged subtenant Attorney's fees, 16:57 Generally, 2:58 Breach of tenancy, noncomplying sublet as, violations, treble damages, 2:59 2:53

SUBPOENAS-Cont'd SUBLEASES—Cont'd Rent regulated tenancies, eviction grounds Forms illegal subletting, 8:164 et seq. Generally, 14:67 et seq. illusory prime tenant cases, 8:168, 8:169 judicial subpoena, 14:68 overcharging roommates, 8:170, 8:171 judicial subpoena duces tecum, 14:70 overcharging subtenant, 8:166 subpoena duces tecum, 14:69 roommate overcharging, 8:170, 8:171 Governmental custody, where to make motion for document in. 14:31 Residences Governmental custody, where to make motion Generally, 2:50 et seq. for prisoner production, 14:32 See also Residential Landlord-Tenant Rela-Judicial and nonjudicial subpoenas compared, tionship, this index 14:28, 14:29 Response within 30 days, 2:56 Judicial subpoena duces tecum form, 14:70 Roommate overcharging, grounds for eviction, Judicial subpoena form, 14:68 rent regulated tenancies, 8:170, 8:171 Methods of service, summary eviction, 14:34 Rooms, short term rentals, 2:63 Motion for document in governmental custody, Self-help evictions of subtenants, 7:16 where to make, 14:31 Short term rental of apartments or rooms by Motion for prisoner production, where to tenants or owners, 2:63 make, 14:32 Subtenants, self-help evictions, 7:16 No response sanctions, 14:38 **Tenants** Prisoner production, where to make motion for, options when landlord refuses to consent, 14:32 Procedural aspects, 14:30 short term rental of apartments or rooms, 2:63 Sanctions if no response, 14:38 surcharge where apartment furnished Service methods, 14:34 Generally, 2:58 Subpoena duces tecum violations, treble damages, 2:59 compliance with, summary eviction, 14:33 Term of sublease form. 14:69 Generally, 2:58 Where to make motion for document in limitations, 2:61 governmental custody, 14:31 violations, treble damages, 2:59 Where to make motion for prisoner production, Vacancy increase, 2:60 14:32 Written notice requirements SUBSIDIZED HOUSING PROGRAMS Generally, 2:54 Federally Subsidized Housing, this index landlord responses, 2:56 Section 8 Programs, this index **SUBPOENAS** SUCCESSION RIGHTS Compliance with subpoena duces tecum, 14:33 Consequences of disobeying a subpoena, 14:37 Administrative hearing, residents entitled to et seq. city projects, 6:25 Disobedience, consequences of, 14:31, 14:37 state projects, 6:22 et seq. Co-op shares bequest, Private Housing Finance Eviction Law, **6:21** Generally, 14:27 et seq. Eligibility for federally subsidized housing See also Summary Eviction, this index programs Fees, summary eviction household composition, 5:57 et seq. Generally, 14:35 Household composition poor persons' litigation, 14:36 eligibility for federally subsidized housing pro se litigation, 14:36 programs, 5:57 et seq.

SUCCESSION RIGHTS—Cont'd

Income affidavit, remaining family member on, 6:20

Loft Law, 6:118

Mitchell-Lama housing. See Private Housing Finance Law, this index

Private Housing Finance Law, this index

Proof issues, 13:10

Remaining family member on income affidavit, 6:20

Rent Control and Rent Stabilization, this index Residents entitled to administrative hearing

city projects, **6:25** state projects, **6:22**

Section 8 programs, succession rights of remaining family members, **5:149 et seq.**

Summary judgment

Generally, 13:9

proof, 13:10

SUMMARY EVICTION

Generally, **1:16 et seq.**, **1:25 et seq.**, **7:1 et seq.**

See also Eviction, this index

Accord and satisfaction, 14:58, 14:59

Accruing rents, inclusion of in petition amendments, 14:21

Accurate description of premises, warrants of eviction, 15:29

Actual eviction, 15:60

Additional mailing for substituted/conspicuous place service, **7:187**

Adjournments, 14:8

Administrative directives, NYC Housing Court, **7:62**

Administrative proceedings, subpoenas, **14:40** Admissibility of affidavits of service, traverse hearings, **14:24**

Adult care facilities

court process, eviction protection without, **6:124**

eviction protection without court process, **6:124**

Advisory Council, NYC Housing Court, **7:60** Affidavits

nonmilitary, default judgment, **15:19 et seq.** service, admissibility of, traverse hearings, **14:24**

SUMMARY EVICTION—Cont'd

Affixation of service at correct property, personal jurisdiction, **7:184 et seq.**

Agreement, postjudgment, to renew lease can reinstate tenancy, **15:7**

Agreement to pay future rents void, settlement stipulations, **14:55 et seq.**

Alternative housing, occupant cannot find, stay of warrant of eviction, **15:40**

Amendments to petitions

Generally, 14:18

accruing rents, inclusion of, 14:21

defects not curable by amendment, 14:19

inclusion of accruing rents, 14:21

procedure to amend petition, 14:22

rents, accruing, inclusion of, 14:21

technical defects of petition, 14:20

Amount of rent deposit requirement, **14:14**Appeals

stays pending determination of, **17:44** waivers of appeal rights in settlement stipulations, **14:54**

Appearances of corporations, counsel appearance requirements, **7:69**

Appointment of guardian for tenant with legal counsel, 7:123

Assignee of rents, parties, 7:92

Assignment of counsel for military service persons, 7:127

Attorney, change of, stay of warrant of eviction. **15:50**

Attorney's signature, petitions, 7:134

Authority of court, 7:37

Authority to appoint guardians ad litem as parties, 7:124

Bankruptcy, stay of warrant of eviction, **15:38** Bases for summary eviction proceedings, **1:22**

Breach of lease holdover, opportunity to cure after judgment in, **15:46**, **15:47**

Burdens of proof, 14:7

Cases in which petition held insufficient, strict compliance standard, **7:65**

Certified records evidence, 14:42

Challenges to petition verifications, 7:135

Change of attorneys, stay of warrant of eviction, **15:50**

City courts outside New York City, 7:31

Collateral estoppel effect on unlitigated overcharge claim, stipulations, **14:64**

SUMMARY EVICTION—Cont'd

Commencement of proceeding, 7:152 et seq. Default judgment—Cont'd issuance of eviction warrant upon default, Compliance with subpoena duces tecum, 14:33 stay in NYC, 15:18 Computer records evidence limitation on money judgments, 15:12, Generally, 14:43 15:13 rebutability, 14:44 money judgment limitation, 15:12, 15:13 Conclusiveness of final judgment, 15:4 Consequences for failure to deposit rent, 14:16 nonmilitary affidavits, 15:19 et seq. nonpayment petition must allege demand for Consequences of disobeying a subpoena, 14:37 rent, 15:11 et seq. Consolidation of multiple summary eviction notice of default by postcard in New York proceedings, 13:25 City, 15:14, 15:15 Conspicuous place service, additional mailing personal knowledge, requirement that judgfor, **7:187** ment be supported by statement of one with, 15:27 Conspicuous place service if personal/ postcard notice of default in New York City, substituted service fails, 7:183 Constructive Eviction, this index 15:14, 15:15 Content of notice of eviction, 15:56 et seq. rent demand in nonpayment petition, 15:11 Contents of petitions, 7:136 requests, 15:10 Conveyance of property prior to judgment, requirement that judgment be supported by 15:5 statement of one with personal knowl-Cooperative corporations as parties, 7:77 edge, 15:27 Corporations as parties Servicemembers' Civil Relief Act, 15:22 Generally, 7:68 Soldiers' and Sailors' Relief Act, 15:23 counsel appearance requirements, 7:69 stay of issuance of eviction warrant upon default in NYC, 15:18 Cotenant vs cotenant, 7:89 support for judgment by statement of one Counsel appearance requirements with personal knowledge, 15:27 corporations as, 7:69 two types of default, 15:9 corporations as parties, 7:69 Defects not curable by amendment, 14:19 Counterclaims, eviction, 1:30 Demand for rent in nonpayment petition, Course of typical summary eviction proceeddefault judgment, 15:11 ing, 1:25 Deposit requirement, exceptions to, 14:13 Court process, eviction protection without, Description of premises in warrant of eviction, adult care facilities, 6:124 15:29 Court's power and authority, 7:37 Descriptions of respondent parties, 7:113 Cure opportunity after holdover judgment, DHCR stay of warrant of eviction, 15:49 15:46, 15:47 Digital recordings in New York City Housing Date of order, deposit of rent that accrues Court, 14:6 subsequent to order of, 14:12 Directive DRP-160-1 form, 15:73 Deceased tenants as parties, 7:104 et seq. Directive DRP-160 form, 15:72 Default judgment Generally, 1:34, 15:8 et seq. Discovery, 1:31, 13:39 Discretion of court, stay of warrant of eviction affidavit, nonmilitary, 15:19 et seq. demand for rent in nonpayment petition, Generally, **15:43** 15:11 inherent power beyond statutory mandates, inquests 15:45 Generally, **15:16** Disobedience, consequences of, subpoenas, fraud prevention, 15:17 14:37 et seq.

SUMMARY EVICTION—Cont'd

SUMMARY EVICTION—Cont'd	SUMMARY EVICTION—Cont'd
Document in governmental custody, where to	Fees, subpoenas—Cont'd
make motion for, subpoenas, 14:31	pro se litigation, 14:36
Due process considerations, party designations,	Filing
7:116	personal jurisdiction, 7:188 et seq.
Ejectment actions	service completion upon, 7:155
Generally, 7:2	Final judgment, conclusiveness of, 15:4
State law ejectment actions, below	First appearance, rent deposit may be ordered
Estates as parties	on written motion upon tenant's second
Generally, 7:93	request or 60 days after, 14:9 et seq.
Surrogate's Court role, 7:94	First summary eviction proceedings, 7:3
Ethical guidelines for settlement negotiation,	Forms
settlement stipulations, 14:49	Generally, 7:194 et seq., 14:66 et seq.
Evidence	affidavit of translation, 14:66
Generally, 14:41	default postcard (holdovers, New York City),
certified records, 14:42	7:196
computer records	Directive DRP-160, 15:72
Generally, 14:43	Directive DRP-160-1, 15:73
rebutability, 14:44	notice of eviction, 15:71
proof of payment, 14:45 , 14:46	notice of holdover petition, New York City,
weather conditions, 14:47	7:195
Exceptions to deposit requirement, 14:13	notice of nonpayment petition, New York
Exceptions to rent deposit requirement, 14:13	City, 7:194
Excusable defaults, 14:65	postcard notice (New York City), 15:70
Execution of warrant	subpoenas, 14:67 et seq.
Generally, 15:60 et seq.	Forum
actual eviction, 15:60	Generally, 1:39, 7:43 et seq.
handling contraband, 15:67	local courts
inventory of property, 15:65	Generally, 7:46
landlord as bailee when legal possession	expanded jurisdiction, 7:47
performed, 15:62	NYC Civil Court Act Section 110(a), 7:50
legal and practical significance, 15:61	NYC Civil Court Act Section 110(c), 7:51
packaging and identifying property, 15:66	NYC Housing Court, below
private warehouse storage, 15:64	Supreme Court, 7:44
public storage of property required only in	Surrogate's Court, 7:45
New York City, 15:63	Fraud prevention, default judgment inquests,
removal of property, 15:68	15:17
retrieving property, 15:69	Governmental custody, where to make motion
Existence of hazardous conditions in nonpay-	for document in, 14:31
ments, 15:37	Governmental custody, where to make motion
Facts upon which proceeding is based, 7:139	for prisoner production, 14:32
Failure to deposit consequences, 14:16	Grounds for proceeding, 7:66
Federally subsidized housing, personal juris-	Guardians ad litem as parties
diction, 7:193	Generally, 7:118
Federal or state regulation, 7:145	acts and omissions as prejudicing ward,
Fees, subpoenas	7:121
Generally, 14:35	affidavit to be filed under CPLR 1202(c),
poor persons' litigation, 14:36	7:125

SUMMARY EVICTION—Cont'd SUMMARY EVICTION—Cont'd Guardians ad litem as parties—Cont'd Insufficient cases petitions, strict compliance standard, **7:65** appointment of guardian for tenant with legal counsel, 7:123 Interpreters appointments, 7:118 et seq. Generally, 14:2 et seq. appointments from official list, 7:119 affidavit of translation form, 14:66 authority to appoint, 7:124 Invocation of jurisdiction, 7:38 CPLR 1202(c), affidavit to be filed under, Issuance of warrant does not sever landlord-7:125 tenant relationship, 15:31 et seq. hearings, 7:122 Issuance of warrant upon default, stay in NYC, 15:18 official list appointments from, 7:119 Judgment powers, 7:120 Generally, 1:33, 15:1 et seq. prejudicing ward, acts and omissions as, 7:121 agreement postjudgment agreement to renew lease can reinstate tenancy, 15:7 tenant with legal counsel, appointment of guardian for, 7:123 conclusiveness of final judgment, 15:4 Guardians for incompetents, 7:117 conveyance of property prior to, 15:5 Hardship, stay of warrant of eviction, 15:40 default, 1:34 Having stipulation so ordered, settlement stipufinal judgment, conclusiveness of, 15:4 lations, 14:51 holdover proceedings, 15:3 Hazardous conditions in nonpayments, exislease renewal by postjudgment agreement tence of can reinstate tenancy, 15:7 stay of warrant of eviction, 15:37 nonpayment cases, satisfaction of judgment in, **15:6** HDP computer records evidence nonpayment proceedings, 15:2 Generally, 14:43 postjudgment agreement to renew lease can rebutability, 14:44 reinstate tenancy, 15:7 Help Center attorneys, NYC Housing Court, prior conveyance of property, 15:5 7:56 reinstatement of tenancy by postjudgment Historical background, 7:1 et seq. agreement to renew lease, 15:7 Holdover proceedings renewal of lease by postjudgment agreement judgment, 15:3 can reinstate tenancy, 15:7 petitions, 7:140 satisfaction of judgment in nonpayment summary eviction distinguished, 1:23 cases, **15:6** Holdover vs nonpayments claims, 7:34 tenancy reinstatement by postjudgment Homeless Shelters, this index agreement to renew lease, 15:7 Housing maintenance standards, NYC Housing vacate judgment motions, 17:4 et seq. Court. 7:52 Judgment in breach of lease holdover, HUD rules, personal jurisdiction, 7:193 opportunity to cure after stay of warrant of eviction, 15:46, 15:47 Illegal use, person authorized to end, parties, 7:83 Judicial and nonjudicial subpoenas compared, 14:28, 14:29 Incarcerated tenants, personal jurisdiction, Jurisdiction 7:175 Incompetents, guardians for, parties, 7:117 Generally, 1:40, 7:36 et seq. Inconsistent theories, 7:138 eviction, 1:40 Inquests, default judgment invocation of, 7:38 Personal jurisdiction, below Generally, **15:16** fraud prevention, 15:17 possession necessary for, 7:39 Insolvency, stay of warrant of eviction, 15:38 subject matter, 7:36

SUMMARY EVICTION—Cont'd

Jurisdictional consequences, petitions, 7:156	Nonmilitary affidavits, default judgment, 15:19
Landlord as bailee when legal possession	et seq.
performed, 15:62	Nonpayment
Landlords as parties, 7:73 et seq.	Generally, 15:51 et seq.
Landlord-tenant relationship, warrant issuance does not sever, 15:31 et seq.	existence of hazardous conditions, stay of warrant of eviction, 15:37
Lease renewal by postjudgment agreement can reinstate tenancy, 15:7	federally subsidized housing programs, 5:97 et seq.
Legal and practical significance of execution of warrant, 15:61	holdover claims compared, 7:34 judgment, 15:2
Lessee entitled to possession as parties, 7:85	petition must allege demand, 15:11
Lessors as parties, 7:73 et seq.	proceedings, NYC, variation in, 7:154
Limitation on money judgments, default judgment, 15:12, 15:13	proceedings distinguished, 1:23 satisfaction of judgment in, 15:6
Local courts as forum	No response sanctions, subpoenas, 14:38
Generally, 7:46	Notice of eviction
expanded jurisdiction, 7:47	adequacy of petitions, 7:137
Local court venue acts, 7:42	calculating the notice period, 15:55
Log of process server, traverse hearings, 14:26	content of notice of eviction, 15:56 et seq.
Low-income tenants facing eviction in NYC,	form, 15:71
right to counsel for, 7:126	Marshals' Handbook, 15:52
Managers of NYC-owned buildings as parties,	service
7:86	Generally, 15:53
Methods of service of subpoenas, 14:34	default in service, 15:54
Military service persons, assignment of counsel	Notice of petition
for, 7:127	Generally, 7:129
Modern summary eviction proceedings, 7:27 et	Notices
Seq. Money judgment limitation, default judgment	Generally, 1:37
Money judgment limitation, default judgment, 15:12, 15:13	petitions, statements in predicate notices, 7:140
Motion for document in governmental custody, where to make, subpoenas, 14:31	precommencement, 1:26
Motion for prisoner production, where to	statements in predicate notices, 7:140
make, 14:32	Nursing home tenants, personal jurisdiction, 7:174
Multiple dwelling registration	NYC Housing Court
petitions, 7:141 , 7:142	Generally, 7:48 et seq.
Multiple dwellings, utility shut-offs in, stay of warrant, 15:39	administrative directives, 7:62
Multiple eviction proceedings, consolidation, 13:25	Advisory Council, 7:60 ancillary matters, jurisdiction over, 7:53
Nassau county, 7:30	appointment of judges, 7:59
Negotiation, ethical guidelines for settlement	Civil Court Act Section 110(a), 7:50
stipulations, 14:49	Civil Court Act Section 110(c), 7:51
New York City, 7:29	concurrent jurisdiction with certain agencies
New York City Housing Court, digital record-	7:55
ings in, 14:6	Help Center attorneys, 7:56
Nonexistent corporation as parties, 7:76	Housing Court Act, 7:49
Nonjury trials, NYC Housing Court, 7:61	housing maintenance standards, 7:52
	-

SUMMARY EVICTION—Cont'd

SUMMARY EVICTION—Cont'd	SUMMARY EVICTION—Cont'd
NYC Housing Court—Cont'd	Parties—Cont'd
judges, appointment and status, 7:59	lessee entitled to possession, 7:85
jurisdiction over ancillary matters, 7:53	lessors, 7:73 et seq.
limitations on Housing Court jurisdiction, 7:54	managers of some NYC-owned buildings, 7:86
nonjury trials, 7:61	nonexistent corporation, 7:76
status of judges, 7:59	NYC, managers of some buildings, 7:86
NYC nonpayment proceedings, variation in, 7:154	personal jurisdiction, parties who must be served, 7:164 et seq.
Obtaining information in, 13:39	person authorized to end illegal use, 7:83
Occupant cannot find alternative housing, stay	person entitled to possession, 7:82
of warrant, 15:40	person forcibly put out or kept out, 7:80
Opportunity to cure after judgment in breach of	petition, standing allegations, 7:71
lease holdover, 15:46 , 15:47 Orders of deposit of rent that accrues	petitioner and respondent, 7:35
subsequent to date of order, 14:12	pseudonym use to name respondent, 7:109 et seq.
Orders to show cause, 1:38	purchaser after default, 7:79
Origin of remedy, 7:1 et seq.	receivers, 7:84
Overcharge claim, collateral estoppel effect on,	remaindermen, 7:78
stipulations, 14:64	rents assignee, 7:92
Partial actual eviction habitability defense,	requirements for substitution, 7:91, 7:92
nonpayment proceedings, 12:140	respondents
Parties	Generally, 7:95 et seq.
Generally, 7:67 et seq.	descriptions, 7:113
assignee of rents, 7:92	due process considerations, 7:116
cooperative corporations, 7:77	pseudonym use to name, 7:109 et seq.
corporations as, 7:68	reversioners, 7:78
corporations as, counsel appearance require-	sharecropper, 7:81
ments, 7:69	standing requirements
cotenant vs cotenant, 7:89	Generally, 7:70
counsel appearance requirements, corpora-	petitions, standing allegations, 7:71
tions as parties, 7:69	substitution, requirements for, 7:91, 7:92
deceased tenants, 7:104 et seq. default, purchaser after, 7:79	successor-in-interest, 7:90
-	Personal jurisdiction
descriptions of respondents, 7:113 due process considerations, 7:116	Generally, 7:152 et seq.
estates	additional mailing for substituted/
	conspicuous place service, 7:187
Generally, 7:93 Surrogate's Court role, 7:94	affixation at correct property, 7:184 et seq.
•	commencement of proceeding, 7:152 et seq
general standing requirements Generally, 7:70	conspicuous place service, additional mail-
petitions, standing allegations, 7:71	ing for, 7:187
Guardians ad litem as parties, above	conspicuous place service if personal/ substituted service fails, 7:183
guardians for incompetents, 7:117	federally subsidized housing, 7:193
illegal use, person authorized to end, 7:83	filing, 7:188 et seq.
incompetents, guardians for, 7:117	HUD rules, 7:193
landlords, 7:73 et seq.	incarcerated tenants, 7:175
ianulolus, 1.13 et seq.	incarcerated tenants, 7:175

SUMMARY EVICTION—Cont'd	SUMMARY EVICTION—Cont'd
Personal jurisdiction—Cont'd	Petitions—Cont'd
nonpayment proceedings, NYC, variation in,	attorney's signature, 7:134
7:154	challenges to verification, 7:135
nursing home tenants, 7:174	contents requirements, 7:136
NYC nonpayment proceedings, variation in,	defects not curable by amendment, 14:19
7:154	facts upon which proceeding is based, 7:139
parties who must be served, 7:164 et seq.	filing, service completion upon, 7:155
personal service	holdover proceedings, 7:140
Generally, 7:173 et seq.	inclusion of accruing rents in amendments,
reasonable application to make, 7:169 et	14:21
seq.	inconsistent theories, 7:138
place of business service, 7:176	jurisdictional consequences, 7:156
proper service of process required for jurisdiction, 7:157	multiple dwelling registration, 7:141, 7:142
reasonable application to make personal or	notices
substituted service, 7:169 et seq.	Generally, 7:129
return date of notice of petition and petition,	adequacy of allegations to give, 7:137
7:153	statements in predicate notices, 7:140
RPAPL Section 735 service requirements	order to show cause, 7:131
under, 7:168	predicate notices, statements in, 7:140
statutory service requirements, 7:168	procedure to amend petition, 14:22
substituted service, additional mailing for,	registration, multiple dwelling, 7:141, 7:142
7:187	rent regulatory status allegations, 7:143, 7:144
substituted service, reasonable application to	rents, accruing, inclusion of in amendments,
make, 7:169 et seq.	14:21
substituted service on person living/working	return date of notice of petition and petition,
at premises, 7:177 et seq.	7:153
variation in NYC nonpayment proceedings,	RPAPL Section 741 contents requirements,
7:154	7:136
who may serve process, 7:158 et seq.	service completion upon filing, 7:155
who must be served, 7:164 et seq.	show cause order, 7:131
Personal knowledge, requirement that judg-	statements in predicate notices, 7:140
ment be supported by statement of one with, default judgment, 15:27	strict compliance standard, 7:65
Personal service, reasonable application to	technical defects of petition amendable,
make, 7:169 et seq.	14:20
Person authorized to end illegal use as party,	time to answer, 1:29
7:83	verification, 7:133 et seq.
Person entitled to possession as party, 7:82	what petition may see, 7:147 et seq.
Person forcibly put out or kept out as party,	who may issue, 7:130
7:80	Place of business service, 7:176
Petitioners, 7:35	Poor persons' litigation, subpoenas fees, 14:36
Petitions	Possession necessary for jurisdiction, 7:39
Generally, 7:128 et seq.	Postcard notice (New York City), form, 15:70
accruing rents, inclusion of in amendments,	Postjudgment agreement to renew lease can
14:21	reinstate tenancy, 15:7
adequacy of allegations to give notice, 7:137	Power of court, 7:37
Amendments to petitions, above	Prayers, 7:147 et seq.

SUMMARY EVICTION—Cont'd

Precommencement notices, 1:26
Predicate notices, statements in petitions, 7:140
Prior conveyance of property, judgment, 15:5
Prisoner production, where to make motion for, 14:32

Procedural aspects, subpoenas, 14:30
Procedure to amend petition, 14:22
Process server's log, traverse hearings, 14:26
Production of records, traverse hearings, 14:25
Prohibited contents, settlement stipulations, 14:52

Proof of payment evidence, **14:45**, **14:46**Proper service of process required for jurisdiction, personal jurisdiction, **7:157**Purpose of proceedings, **7:33**

Real Property Actions and Proceedings Law, 1:17

Reasonable application to make personal or substituted service, **7:169 et seq.**

Receivers as parties, 7:84

Registration, multiple dwelling, **7:141**, **7:142**Reinstatement of tenancy by postjudgment agreement to renew lease, **15:7**

Remaindermen as parties, 7:78

Renewal of lease by postjudgment agreement can reinstate tenancy, **15:7**

Rent, orders of deposit that accrues subsequent to date of order, 14:12

Rent deposit demand in nonpayment petition, default judgment, **15:11**

Rent deposit requirement

Generally, 14:9 et seq.

adjournment to seek counsel, 60-day period consequences, **14:11**

amount of deposit, 14:14

consequences for failure to deposit, 14:16 counsel, effect of adjournment to seek, 14:11 exceptions to deposit requirement, 14:13

failure to deposit consequences, 14:16

how deposit made, 14:15

order of deposit of rent that accrues subsequent to date of order, **14:12**

order on written motion upon tenant's second request, **14:9**

rent that accrues subsequent to date of order, order of deposit of, 14:12

requests by petitioner for adjournments, 14:17

SUMMARY EVICTION—Cont'd

Rent deposit requirement—Cont'd 60-day rule, **14:9**

subsequent rent, 14:12

written motion for order upon tenant's second request, **14:9**

Rent or undertaking into court in nonpayment proceedings, stay of warrant of eviction, **15:36**

Rent regulatory status allegations in petitions, 7:143, 7:144

Rents, accruing, inclusion of in amendments to petitions, **14:21**

Rents assignee as party, 7:92

Rent stabilization protections, stipulations to, 14:53

Requests by petitioner for adjournments, **14:17**Requests for default judgment, **15:10**Required contents, settlement stipulations, **14:52**

Requirement that default judgment be supported by statement of one with personal knowledge, **15:27**

Respondents, 7:35, 7:95 et seq.

Respondent's bankruptcy, stay of warrant of eviction, **15:38**

Responsive pleadings, 1:28

Retaliatory Eviction, this index

Reversioners as parties, 7:78

Right to appeal waivers, settlement stipulations, **14:54**

Right to counsel for low-income tenants facing eviction in NYC, 7:126

Right to trial, 14:1

RPAPL Section 715, warrants of eviction, **15:30**

RPAPL Section 741 contents requirements, 7:136

Sample notice of eviction (New York City), **15:71**

Sanctions if no response to subpoena, **14:38**Satisfaction of judgment in nonpayment cases, **15:6**

Self-help era

Generally, 7:4

See also Self-Help Eviction, this index Server of process, log of, traverse hearings, 14:26

SUMMARY EVICTION—Cont'd Service, admissibility of affidavits of, traverse hearings, 14:24 Service completion upon filing, 7:155 Servicemembers' Civil Relief Act, 15:22 Service methods, subpoenas, 14:34 Service of notice of eviction Generally, 15:53 default in service, 15:54 Settlements, 1:33 Settlement stipulations Generally, 14:48 et seq. accord and satisfaction, 14:58, 14:59	SUMMARY EVICTION—Cont'd Show cause orders Generally, 1:38 petitions, 7:131 Soldiers' and Sailors' Relief Act, default judgment, 15:23 Sources of landlord-tenant law, bases for, 1:22 Sources of landlord-tenant law, bases for summary eviction proceedings, 1:22 Special proceedings, treatment as, 1:16 Standing requirements Generally, 7:70 petitions, standing allegations, 7:71 State law ejectment actions
agreement to pay future rents void, 14:55 et	actions, statutory basis for, 7:26
seq.	summary eviction proceedings availability,
appeal right waivers, 14:54	7:25
collateral estoppel effect on unlitigated over- charge claim, 14:64	Statements in predicate notices, 7:140
contents, 14:52	Statutory requirements
conversions to holdover, 14:60 et seq.	Generally, 7:28
ethical guidelines for settlement negotiation,	strict compliance standard, 7:64 Stay of warrant of eviction
14:49	Generally, 15:35 et seq.
excusable defaults, 14:65	alternative housing, occupant cannot find,
future rents agreements void, 14:55 et seq.	15:40
having stipulation so ordered, 14:51	attorney, change of, 15:50
holdover, conversions to, 14:60 et seq.	bankruptcy, 15:38
negotiation, ethical guidelines for, 14:49	breach of lease holdover, opportunity to cure
orders stating, 14:50	after judgment in, 15:46, 15:47
overcharge claim, collateral estoppel effect	change of attorneys, 15:50
on, 14:64	cure opportunity after judgment in breach of lease holdover, 15:46 , 15:47
prohibited contents, 14:52	DHCR, 15:49
rent stabilization protections, stipulations to, 14:53	discretion of court
rent stabilized tenants, waiver of rights	Generally, 15:43
prohibited for, 14:63	inherent power beyond statutory
required contents, 14:52	mandates, 15:45
right to appeal waivers, 14:54	existence of hazardous conditions in nonpay-
signed writings, 14:50	ments, 15:37
stay of warrant of eviction, 15:44	hardship, 15:40 hazardous conditions in nonpayments, exis-
unlitigated overcharge claim, collateral estoppel effect on, 14:64	tence of, 15:37 insolvency, 15:38
waiver of rights prohibited for rent stabilized tenants, 14:63	judgment in breach of lease holdover, opportunity to cure after, 15:46 , 15:47
waivers of right to appeal, 14:54	multiple dwellings, utility shut-offs in, 15:39
what stipulation can and cannot contain, generally, 14:52	nonpayments, existence of hazardous conditions in, 15:37
writings, 14:50	NYC, 15:18 , 15:35

SUMMARY EVICTION—Cont'd	SUMMARY EVICTION—Cont'd
Stay of warrant of eviction—Cont'd	Subpoenas—Cont'd
occupant cannot find alternative housing, 15:40	governmental custody, where to make motion for document in, 14:31
opportunity to cure after judgment in breach of lease holdover, 15:46 , 15:47	governmental custody, where to make motion for prisoner production, 14:32
rent or undertaking into court in nonpayment proceedings, 15:36	judicial and nonjudicial subpoenas compared, 14:28 , 14:29
respondent's bankruptcy, 15:38 stipulations, 15:44	judicial subpoena duces tecum form, 14:70 judicial subpoena form, 14:68
Supreme Court, 15:48	methods of service, 14:34
utility shut-offs in multiple dwellings, 15:39 waivers, 15:42	motion for document in governmental custody, where to make, 14:31
Stipulations	motion for prisoner production, where to make, 14:32
Generally, 1:35	no response sanctions, 14:38
Settlement stipulations, above Strict compliance standard	prisoner production, where to make motion for, 14:32
Generally, 7:63 et seq.	procedural aspects, 14:30
cases in which petition held insufficient,	sanctions if no response, 14:38
7:65	service methods, 14:34
insufficient cases petitions, 7:65 petition held insufficient cases, 7:65	subpoena duces tecum, compliance with, 14:33
statutory requirements, 7:64	subpoena duces tecum forms, 14:69, 14:70
Subject matter jurisdiction, 7:36, 7:43 et seq.	where to make motion for document in
Subpoenas	governmental custody, 14:31 where to make motion for prisoner produc-
Generally, 14:27 et seq.	tion, 14:32
administrative proceeding, 14:40	Subsequent rent, deposit requirement, 14:12
compliance with subpoena duces tecum, 14:33	Substituted service
consequences of disobeying a subpoena,	additional mailing for, 7:187
14:37 et seq.	reasonable application to make, 7:169 et
disobedience, consequences of, 14:37 et seq.	seq. Substitution of portion requirements for 7.01
document in governmental custody, where to make motion for, 14:31	Substitution of parties, requirements for, 7:91, 7:92
duces tecum subpoenas	Successor-in-interest as party, 7:90
Generally, 14:33	Suffolk county, 7:30
form, 14:69	Support for judgment by statement of one with
judicial subpoena duces tecum form, 14:70	personal knowledge default judgment, 15:27
fees	Supreme Court
Generally, 14:35	forum, 7:44
pro se litigation, 14:36	stay of warrant of eviction, 15:48
forms	Surrogate's Court as forum, 7:45
	Technical defects of petition amendable, 14:20
Generally, 14:67 et seq. judicial subpoena, 14:68	Tenancy reinstatement by postjudgment agreement to renew lease, 15:7
judicial subpoena duces tecum, 14:70	Tenant's second request or 60 days after first
subpoena duces tecum, 14:69	appearance, rent deposit may be ordered

UMMARY EVICTION—Cont'd	SUMMARY EVICTION—Cont'd
on written motion upon, 14:9 et seq.	Weather conditions evidence, 14:47
Tenant with legal counsel, appointment of guardian for, 7:123	What stipulation can and cannot contain, generally, 14:52
Time to answer petition, 1:29	Where to make motion for document in
Towns, 7:32	governmental custody, subpoenas, 14:31
Traverse hearings	Where to make motion for prisoner production,
Generally, 14:23	subpoenas, 14:32
admissibility of affidavits of service, 14:24	Who may issue petition, 7:130
affidavits of service, admissibility of, 14:24	Who may serve process, 7:158 et seq.
log of process server, 14:26	Who must be served, 7:164 et seq.
process server's log, 14:26	Writings, settlement stipulations, 14:50
production of records, 14:25	Wrongful eviction, vacate or stay warrants of
server of process, log of, 14:26	eviction motions, 17:45
service, admissibility of affidavits of, 14:24	SUMMARY JUDGMENT
Trial	Article 78 relief, motion practice, 13:20
Generally, 1:32	Department of Social Services joinder, 13:17
right to, 14:1	Federal agencies joinder, 13:19
Unlitigated overcharge claim, collateral estop-	Frequently used in succession rights cases
pel effect on, 14:64	Generally, 13:9
Utility shut-offs in multiple dwellings, stay of warrant of eviction, 15:39	proof, 13:10
•	Intervention, motion practice, 13:16
Vacate judgment motions, 17:4 et seq.	Joinder, motion practice, 13:16 et seq.
Vacate or Stay Warrants of Eviction Motions, this index	Motion practice
Variation in NYC nonpayment proceedings,	Generally, 13:8 et seq.
7:154	Article 78 relief, 13:20
VAWA notice, 7:146	Department of Social Services joinder, 13:17
Venue	federal agencies joinder, 13:19
Generally, 7:41	frequently used in succession rights cases
local court acts, 7:42	Generally, 13:9 proof, 13:10
Verification of petitions, 7:133 et seq.	intervention, 13:16
Villages, 7:32	joinder, 13:16 et seq.
Waivers	parties, motion to add, 13:16 et seq.
right to appeal in settlement stipulations,	succession rights cases
14:54	Generally, 13:9
stay of warrant of eviction, 15:42	proof, 13:10
Warrants of eviction	Parties, motion to add, 13:16 et seq.
Generally, 1:36, 15:28 et seq.	Succession rights cases
accurate description of premises, 15:29	Generally, 13:9
description of premises, 15:29	proof, 13:10
issuance does not sever landlord-tenant rela-	SUPERINTENDENT/EMPLOYEE
tionship, 15:31 et seq.	PROCEEDINGS
landlord-tenant relationship, issuance does	Licensee evictions, 8:24 et seq.
not sever, 15:31 et seq.	-
RPAPL Section 715, 15:30	SURCHARGES
Vacate or Stay Warrants of Eviction Motions, this index	Landlord-provided utilities, rent control and rent stabilization, 4:173

SURRENDER

Termination of lease, surrender of premises required for, **2:140**

TAXATION

Benefit assisted units, rent for stabilized tenancies, **4:53**, **4:107**

Nonpayment evictions, 8:50

TELEVISION ANTENNAS

Breach of lease, 8:69

Residential landlord-tenant relationship, 2:120

TEMPORARY MAJOR CAPITAL IMPROVEMENTS (TMCI)

Rent Control and Rent Stabilization, this index

TENANCY BY ESTOPPEL

Leases, residential landlord-tenant relationship, 2:12

TENANTS

Actions, tenant-initiated. See Housing Part Actions, this index

Associations

Article 78 proceeding, representation by attorney, **4:311**

Collective Bargaining by Tenants, this index standing to assert habitability warranty, nonpayment proceedings, **12:82**

Blacklists, 2:39

Collective Bargaining by Tenants, this index Exhibition of deed to

foreclosure, proceedings after evictions, 8:37, 8:38

Housing Part Actions, this index

Late fees, 2:40

Not-in-occupancy tenants, standing to assert habitability warranty, **12:84**

Rent Strikes, this index

Screening, 2:39

Unions of tenants

Collective Bargaining by Tenants, this index right to organize under Real Property Law Section 230, **19:5**

TORT LIABILITY

Counterclaims in nonpayment proceedings, 10:87

Frivolous Litigation, this index Lead paint liability, 2:116, 2:117

TRAVERSE HEARINGS

Generally, 14:23 et seq.

See also Failure of Service of Process, this index

Admissibility of affidavits of service, summary eviction, **14:24**

Definitions, 10:43

Log of process server, 14:26

Process server's log, 14:26

Production of records, 14:25

Server of process, log of, 14:26

Service, admissibility of affidavits of, 14:24

TRIAL

Article 7A proceedings, 19:42

CPLR 5015(a) motion to vacate judgment,

Motion to vacate judgment, CPLR 5015(a) grounds, **17:20**

Nonjury trials, NYC Housing Court summary evictions, **7:61**

Summary evictions, 1:32

UNCONSCIONABILITY

CPLR, fine print invalidating provision under, **2:24**

Deceptive acts or practices claims, 2:25

Definitions, 2:22

Factors considered

Generally, 2:23

deceptive acts or practices claims, 2:25 fine print invalidating provision under CPLR, 2:24

Fine print invalidating provision under CPLR, **2:24**

Residential landlord-tenant relationship, 2:21

UNIONS, TENANTS

Collective Bargaining by Tenants, this index Rent Strikes, this index

Right to organize under Real Property Law Section 230, **19:5**

UNJUST STIPULATIONS

Vacate stipulation motions, 17:28

URSTADT LAW

Rent control and rent stabilization, 4:9

UTILITIES

Federally subsidized housing programs, 5:34

Index to Subjects-118

UTILITIES—Cont'd

Landlord-provided, surcharges for, **4:173** Summary evictions, utility shut-offs in, **15:39**

VACANCIES

Rent controlled tenancies

Generally, 4:206

decontrol, 4:9, 4:28

five percent rule, vacancy rate, 4:12

RGB vacancy allowances prior to June 14, 2019

Generally, 4:111

statutory allowance, 4:115

VACATE JUDGMENT MOTIONS

Generally, 17:1 et seq.

Advisory Notice regarding vacating stays, 17:2

Default judgment, 17:8 et seq.

No rent deposit required by statute, 17:3

Show cause orders, 17:1

Summary eviction judgment, 17:4 et seq.

Vacatur grounds, 17:9

VACATE ORDERS

Right to relocation after, 2:119
Right to restoration after, 2:118

VACATE OR STAY WARRANTS OF EVICTION MOTIONS

Generally, 17:36 et seq.

Appeals, stays pending determination of, **17:44** Balancing equities between old and new tenants, **17:48** et seq.

Circumstances that warranting denial, 17:42

Damages, 17:53

Denial, circumstances that warranting, 17:42

Discretion to vacate, 17:41

Due process rights of new tenant, 17:47

Effect, 17:37

Good cause, 17:41

Monetary damages, 17:53

New tenant already in possession, right of restoration if, **17:46**

Old and new tenants, balancing equities between, **17:48 et seq.**

Restoration to premises after eviction, 17:43

Right of restoration if new tenant already in possession, 17:46 et seq.

Statute of limitations, 17:54

VACATE OR STAY WARRANTS OF EVICTION MOTIONS—Cont'd

Stays pending determination of appeal, **17:44** Tender of rent, **17:38 et seq.** Wrongful eviction, **17:45**

VACATE STIPULATION MOTIONS

Generally, 17:23 et seq.

Appeals of denials, 18:8

Counsel unauthorized to enter stipulation, 17:33 et seq.

Defenses, unrepresented tenant unaware of, 17:25 et seq.

Denials, appeals from, 18:8

Grounds, 17:23

Harsh stipulations, 17:28

Meritless case, unrepresented tenant unaware of, 17:25 et seq.

Mistake, 17:31

Overreaching, 17:32

Unjust stipulations, 17:28

Unrepresented tenant unaware of defenses or meritless case, 17:25 et seq.

VENUE

Appeals, 18:4

Local court acts, 7:42

Motion for change, 13:29

Summary evictions

Generally, 7:41

local court acts, 7:42

rent regulated tenancies, 8:146

VERIFICATION

Petitions, this index

VERMIN EXTERMINATION

Habitability, 2:95

WASTE

Evictions, breach of lease and objectionable conduct, **8:79**, **8:80**

WINDOW GUARDS

Habitability, 2:98

WRIT OF ASSISTANCE

Eviction under. 20:15

ZONING

Protections against exclusionary zoning, **3:56** et seq.