

May 4, 2011

Advantage Tenants: **Your June Advantage Rent May Not Be Paid**

In March, New York City told 15,000 Advantage households that it would no longer pay Advantage rent subsidies. Legal Aid and Weil won court orders requiring the City to pay the Advantage rent due in April and May. These orders were for Advantage tenants who were still within their Advantage lease period.

On May 2, 2011, the Court said it would **not** order the City to pay June rent for Advantage tenants. We do not know whether the Court will later order the City to pay rent for June and later months. For now the City does not have to pay June rent or rent for later months. We will send more information when we have it, or you can check the website for the NYC Department of Homeless Services.

Remember,

- **Continue to pay your part of your rent to your landlord on time.**
- **Continue to follow Advantage rules.**
- **If you are in the middle of your Advantage lease period but the City has not sent some of your payments for May 2011 or earlier months, call 311 to complain and ask for an investigation.**
- **Request a fair hearing if you have not already done so.**
 1. Fax a copy of your notice to 518.473.6735 (keep your confirmation) or
 2. Make an online request at www.otda.state.ny.us/oah/forms.asp or
 3. Go in person to the NYS Office of Temporary and Disability Assistance at 14 Boerum Place, Ground Floor (corner of Livingston), Brooklyn, New York. (By Subway: 2, 3, 4, 5 to Borough Hall; N, R to Court Street).
- **Your landlord cannot evict you without taking you to Housing Court.**
- **Don't leave your apartment to reapply at Path just because your Advantage rent has not been paid!**

If you are being sued in Housing Court:

- Go to Housing Court, and answer the petition. If you have any bad conditions in your apartment, ask the clerk to schedule an inspection of your apartment.
- Call the Legal Aid Office in your borough.

Bronx 718-991-4600
Brooklyn 718-722-3100
Manhattan 212-426-3000
Queens 718-286-2450
Staten Island 347-422-5333

You may be eligible for a rent program called FEPS, if:

- Someone in your household gets regular Public Assistance (PA).
- You have a child in your household who is *under* 18 OR *under* 19 and still in high school.
- You have been sued in Housing Court,

OR you were evicted within the past year for non-payment of rent

OR you had to leave your apartment because of a government vacate order or a foreclosure proceeding

- You have a lease for at least one year and a monthly rent amount that is less than the following amounts (based on the number of people in your household):

1	2	3	4	5	6	7	8
\$800	\$900*	\$1050*	\$1100*	\$1250*	\$1350*	\$1400*	\$1500

(Ask your landlord if s/he will accept this amount of rent in the future.)

If you have no other funds to pay your back rent, FEPS will pay rent arrears owed to your landlord up to \$7,000.

If your landlord sues you and you are eligible for FEPS, you may be eligible to move to a new apartment if your landlord refuses to give you a lease within the FEPS levels. Call 311 and ask for HomeBase to discuss your options.