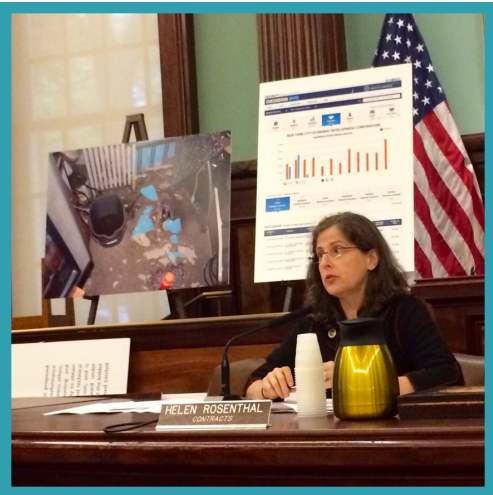




**Helen  
Rosenthal**  
Council Member, 6<sup>th</sup> District



## Standing Up For Tenants



### Anti-Harassment Legislation

As part of a bill package introduced this year which makes it easier for tenants to pursue and win harassment cases against abusive landlords, Council Member Rosenthal has authored legislation that would allow housing court to award statutory, compensatory and punitive damages, and attorney's fees and costs to tenants pursuing harassment actions. She is also the prime sponsor of legislation that would make tenant harassment laws applicable to private dwellings.

### Tenant Harassment Leads To The Loss Of Affordable Housing

Every year, hundreds of residents facing harassment from their landlords seek assistance from Council Member Rosenthal's office. Tenant harassment, whether in the form of illegal construction work, frivolous lawsuits, or outright intimidation, robs New Yorkers of their homes and exacerbates the city's affordable housing crisis.

In April 2017, the City Council is taking action on a number of pieces of legislation Council Member Rosenthal and her colleagues have introduced to make it easier to hold abusive landlords accountable and help tenants protect their homes.

### NYCHA Maintenance Issues

Elevator disrepair continues to be a chronic issue in NYCHA buildings, causing enormous problems for residents, particularly the elderly and immobile. This is an unacceptable and dangerous situation. In response, Council Member Rosenthal is pushing four pieces of legislation that will require additional maintenance and monitoring of NYCHA elevators. The legislation also establishes a dedicated ombudsman within the Dept. of Buildings to specifically address violations and repairs in NYCHA buildings.



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Council Member, 6<sup>th</sup> District



# Construction As A Form Of Harassment

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## Stand For Tenant Safety

Council Member Rosenthal has helped to draft a series of 12 bills -- called Stand for Tenant Safety -- which address the fact that tenant harassment often comes in the form of illegal or unscrupulous construction work.

Because the Department of Buildings authorizes construction work, tenants need a DOB that works for them, not just for building owners and construction contractors.

The STS bill package addresses the following issues:

- \*Permit Oversight
- \*Construction Bill of Rights
- \*Tenant Protection Plans
- \*Vacate Orders
- \*Real-time Enforcement
- \*Professional Certification
- \*Environmental Control Board  
Liens & Adjudication
- \*Penalties for Work without Permits  
& Stop Work Orders
- \*On-line Work Permits
- \*Oversight Task Force

Five of the STS bills were heard in April, 2017 by the City Council's Housing & Buildings Committee.

## Office Of The Tenant Advocate

In order to create a Department of Buildings that works for tenants, Council Member Rosenthal has also introduced legislation that would create an Office of the Tenant Advocate within the DOB. The advocate's duties would include establishing a system to communicate with tenants who are affected by construction work; approving all tenant protection and site safety plans for multiple unit dwellings and establishing a system to receive questions and comments regarding those plans; and monitoring sites where a tenant protection and/or site safety plan is required.

