



State of New York
Division of Housing and Community Renewal
 Office of Rent Administration
 Web Site: www.nyshcr.org

Gertz Plaza
 92-31 Union Hall Street
 Jamaica, NY 11433

Docket Number:

**Tenant's Complaint of Owner's Failure to Renew Lease and/or
 Failure to Furnish a Copy of a Signed Lease**

Instructions to Tenant: Please type or print clearly all information requested on both sides of this form and attach the evidence requested below. Mail or deliver the original plus one copy of the signed form, and one copy of all attachments, to the Rent Office shown above. Keep one copy for your records.

Note: Pursuant to the Tenant Protection Regulations, an owner is required to offer a tenant in writing the option of a one or two-year renewal lease not more than 120 days and not less than 90 days prior to the end of the tenant's prior lease term. The tenant must be afforded 60 days to renew the lease and select a one or two-year term. Furthermore, an owner must furnish to a tenant a copy of a fully executed new or renewal lease bearing the signatures of the owner and the tenant and the beginning and ending dates of the lease term, within 30 days from the owner's receipt of the lease signed by the tenant.

Part I - General Information

1. Mailing Address of Tenant: (Please print or type)

Name: _____
 Number/Street _____ Apt. No.: _____
 City: _____
 State, Zip Code: _____
 Telephone Number: Bus. () _____
 Res. () _____

2. Mailing Address of Owner/Agent: (Please print or type)

Name: _____
 Number/Street: _____
 City: _____
 State, Zip Code: _____
 Telephone Number: () _____

(a) Subject Building (if different from tenant's mailing address):

Number and Street	Apartment Number	City, State, Zip Code
-------------------	------------------	-----------------------

(b) I have SCRIE or DRIE: Yes No

(c) Section 8 Program: None U.S. Dept of Housing & Urban Development Housing Choice Voucher

If applicable, enter Certificate/Voucher Number: _____

Part II - Rental History

3. Terms of apartment rental: Complete either (a) or (b) **and** both (c) and (d)

(a) I moved into this apartment on ___/___/___ under a written lease of _____ years, commencing on ___/___/___ and expiring on ___/___/___ at a rental of \$ _____ per month.

(b) I moved into this apartment on ___/___/___ without a written lease at an initial rent of \$ _____ per month.

(c) The last lease I received for this apartment was for a period of _____ years, commencing on ___/___/___ and expiring on ___/___/___ at a rental of \$ _____ per month.

(d) I am/ am not up to date with my rental payments.

Part III - Nature of Complaint

(Check applicable boxes. If you have additional comments on questions 4-8, please attach additional sheets.)

- 4. The owner refuses to give me a renewal lease.
- 5. The owner refuses to give me a lease for _____ years as I requested. The owner offered a lease for _____ years.
- 6. The owner refuses to offer me a renewal lease on the same terms and conditions as were contained in my expiring lease. The owner has made changes in the new lease. (Identify the clauses in the expiring and new leases below.)
- 7. The owner failed to furnish me with a signed copy of my new or renewal lease.
- 8. The owner refuses to add my spouse's name on the renewal lease.
- 9. The complaints contained in this application were brought to the attention of the owner or his/her agent:
 - In person
 - By phone
 - By letter or other written notice

Part IV - Evidence

The following evidence must be submitted to support your complaint;

1. A photocopy of your initial lease for the apartment.
2. A photocopy of the current or last lease for your apartment.
3. Proof of payment of rent for the last six (6) months immediately preceding the filing of this complaint.
4. If you are seeking the addition of your spouse as a tenant named on the renewal lease, please submit a photocopy of your Marriage Certificate, together with evidence that your spouse is residing in the apartment and that you asked the owner to add your spouse's name on the lease.
5. Any other relevant evidence to support your complaint.

Complete this section if you have additional comments on questions 4-8 in Part III:

I have read the above statements and I affirm, under the penalties provided by law, that the contents are true to my own knowledge. It is not necessary that the above be sworn to, but false statements may subject me to the penalties provided by law.

_____/_____/_____
Date

Tenant's Signature

Be sure to date and sign this form