Our Story

P.A.'L.A.N.T.E. Harlem began informally in September 2006 when nearly 100 community residents living in three dilapidated buildings in West Harlem came together to form a tenant association. Addressing neglect and property abandonment at the hands of its Landlords, we succeeded in achieving the first tenant-initiated 7A transfer in eight years and leaders of the group formed people against Landlord abuse and Tenant exploitation (P.A.'L.A.N.T.E.) Harlem in 2008.

GREATNONPROFITS
2018 TOP-RATED NONPROFIT

P.A.'L.A.N.T.E.
People Against Landlord Abuse & Tenant Exploitation

CONNECT WITH US!

WE CAN HELP...

- Answer Housing Questions,
- Provide legal assistance and referrals,
- Help organize residents to fight harassment,
- Build a tenants association & much more!

Need one-on-one assistance?

Book an appointment now to meet with a housing specialist to discuss housing code violations, lease renewals, succession rights, rent overcharges, J51s, MCIs, and building-wide service complaints.

TENANT CLINIC:
Monday—Thursday 11AM—6PM
LEGAL CLINIC :
Saturday 10AM—5:00PM

(212) 491-2541
palante@palanteharlem.org

Tenants Do's and Don'ts

P.A.'L.A.N.T.E.
People Against Landlord Abuse & Tenant Exploitation

1411 Amsterdam Avenue
New York, NY 10027

212-491-2541
www.palanteharlem.org

Tenant Don'ts

- DO NOT accept a buyout offer **(to leave your apartment)** unless you are sure that the money you're receiving from your landlord is worth at least 2 years of rent in the new apartment you **ALREADY** found.

- Never refuse to sign a lease. Just make sure the rent increase percentage is correct and seek advice from a local non-profit organization in your immediate neighborhood. **We can help you too**.

- **DO NOT sign any documents or letters. When you have an application/complaint, submit it with HCR (Homes & Community Renewal).**

- During a heated argument, **do not ever surrender the keys to your apartment** to the super, to the landlord or to his/her employees and the NYPD.

- Never deny access to your apartment if access is requested in writing. Landlord should let you know about it 48 hours in advance.

- When in court, do not sign a stipulation to appease the landlord's lawyer. The lawyer is not your friend. If you owe rent and do not have the money in your personal bank account make sure you give yourself enough time. Ask the court clerk for a 30-day adjournment to get an attorney to represent you. Within 30-days you will be able to apply for the one-shot deals (loans).

- **Do not move to a temporary apartment in order for the landlord to make repairs without a relocation agreement that insures (1) you will be able to return to your apartment after its renovated; and (2) will be paying the same rent. If you agree to relocate without this notarized document, you will not be able to return to your apartment.**

- **Do not believe your landlord when he tells you to "trust" him. You are not an exception. Remember that Real Estate is a business and your landlord is in it to make money. Get all promises in writing and clearly BEFORE you sign any documents.**

Tenant Do's

- Do seek legal advice if your landlord is taking you to housing court **BEFORE** you appear in court to respond in person.

- Do ask your landlord about your security deposit if you are not receiving a yearly statement from a bank showing interest earned. Not receiving it means your landlord kept it. Security deposits are suppose to be in a Trust Bearing Account.

- Do call 311 to report your housing code violations in your apartment and in the public areas of your building. Make your complaints to HPD. Call as many times as you want! An HPD inspector will record the violation and your complaint will serve as proof. Don't give up if the landlord refuses to make the repairs, keep calling until the city forces the landlord to make repairs or sends their own contractors to your apartment or building.

- **Do sign your lease. You can not fight or challenge the landlord without it. It is a contract!**

- Do become a member of a local tenant advocacy organization in your community to ensure that they can help you when you have immediate questions.