

WHAT SHOULD I DO IF THE APARTMENT NEEDS REPAIRS?

If the apartment needs repairs:

- Tell the landlord
- Ask by what date the repairs will be completed

In emergencies, tenants can:

- Make necessary repairs
- Deduct reasonable repair costs from rent
- Keep all receipts to verify expenses

WHAT ELSE CAN I DO IF THE LANDLORD DOESN'T MAKE REPAIRS?

- Housing inspectors are the legal enforcers of housing codes, which are the legal standards for decent, safe housing.
- Phone the housing inspectors when your landlord has not made repairs in a timely fashion.

To make an appointment to have your apartment inspected:

Syracuse properties - phone 448-8695

Outside of Syracuse - look under your town or village for a building inspector or

call the Town Clerk for the right phone number

- After the inspection, ask for a copy of the report
- A copy of the City of Syracuse Housing Code is available at 201 East Washington Street
- Landlords may not harass or penalize tenants for making good faith complaints to a government agency (Real Property Law 223-b).

MAY I WITHHOLD MY RENT IF THE LANDLORD ISN'T MAKING REPAIRS?

Withholding rent:

- May force your landlord to make repairs
- May cause your landlord to evict you for non-payment of rent
- May result in your countersuing your landlord for "Breach of warranty of habitability," that is, for breaking a guarantee of providing a livable, safe, sanitary apartment.