

CAN MY LANDLORD EVICT ME?

Yes, but only with a court order served by the city marshal, sheriff or constable. Otherwise, phone the police.

Once court papers ordering you to vacate have been served, your landlord can:

- Remove your possessions
- Lock you out of your apartment
- Turn off your utilities

WHAT HAPPENS WHEN A LANDLORD EVICTS A TENANT?

- To evict a tenant the landlord must sue the tenant in court and win.
- The tenant must be notified in writing of the date, time and place of the court case.
- If the tenant doesn't appear in court, the tenant will probably lose the case.
- The tenant should take to court any proof or witnesses to verify the tenant's side of the conflict.
- Only a sheriff, marshal or constable can evict a tenant and only with a court order (RPAPL 749).

HOW LONG DO I HAVE TO MOVE OUT OF THE APARTMENT IF I LOSE MY EVICTION CASE?

- The time between the court date and being evicted is at least 72 hours
- May be longer if you tell the judge why you can't be out in 72 hours
- Cannot be changed once the city marshal, sheriff or constable is at your door unless the landlord agrees to extend the time