

SRO Tenants: Know Your Rights

WHAT IS A SINGLE ROOM OCCUPANCY BUILDING?

A single-room-occupancy (SRO) building is usually a hotel or rooming house with rooms that do not have both a kitchen and a bathroom within the room.

MOST SRO HOTELS ARE RENT-STABILIZED

- Rent increases are regulated by law
- Services (maid service, cleaning) may not be reduced

NEW RESIDENTS CAN BECOME PERMANENT, RENT-STABILIZED TENANTS

New residents can become permanent tenants protected by the Rent Stabilization Law by living in the hotel for 6 months or more OR by asking for a lease in writing.

You do **NOT** have to get an actual lease to become a Permanent Tenant -- you only have to ask for one.

Permanent Tenants or anyone who has lived there more than 30 days in a row **CANNOT** be evicted without a Court order and warrant.

WHAT NEW RESIDENTS SHOULD KNOW

- You do **NOT** have to leave the hotel after 21 days.
- You will be protected by the Rent Stabilization Law IF you ask for a lease for 6 months or more.
- You may ask for a lease at any time (even after living at the hotel for only 1 day).
- MFY Legal Services has easy-to-use forms and can help you ask for a lease if you have not already done so.
- Once you have lived in the hotel for 30 days in a row or have asked for a lease, you **CANNOT** be evicted without a Court order and warrant.

WHAT PERMANENT TENANTS SHOULD KNOW

- Permanent tenants have a right to stay in their rooms at the rent- stabilized rate without being charged more than the legal rent.
- The hotel **CANNOT** reduce services under the Rent Stabilization Law
- You **CANNOT** be evicted without a Court order and a warrant

All tenants are entitled to a clean, safe place to live—whether or not you have paid all your rent.