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The New York Landlord's Law Book with CDROM (Every New York Landlord's Legal Guide)

Mary Ann Hallenborg

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New York is notoriously tough on landlords. The state's landlord-tenant laws are a confusing jumble that favor renters. And of the over three million residential rental units in New York State, nearly half are subject to complicated rent regulation laws, complete with tricky formulas for determining the monthly rent. Botching these calculations can lead to rent overcharge complaints, rent reduction orders and even triple damages against landlords who aren't careful.

The New York Landlord's Law Book explains New York landlord-tenant law in comprehensive, understandable terms, and gives landlords the tools they need to head off problems with tenants and government agencies alike. Packed with practical advice, the book covers the basics such as choosing good tenants, preparing leases, hiring supers and resident managers, collecting overdue rent, making repairs and terminating problem tenants. In addition, *The New York Landlord's Law Book* provides "nuts and bolts advice" on how to comply with the latest laws on rent stabilization and rent control, fair housing, security deposits, required services, roommates and sublets, tenants, privacy, pets, environmental hazards such as lead and much more.

The New York Landlord's Law Book provides an exhaustive appendix of four dozen legal forms, available as tear-outs and on disk, including a lease, rental application, rent demand, security deposit itemization and termination notices.

Written by an attorney specializing in landlord-tenant law, *The New York Landlord's Law Book* belongs in the hands of every landlord, managing agent, resident manager and building superintendent, and anyone else involved in the rental real estate market in New York.

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