



New York State  
Division of Housing and Community Renewal  
Office of Rent Administration

Policy Statement 91-4 (May 8, 1991)

Expediting Proceedings

At the discretion of the Deputy Commissioner, proceedings may be expedited on a case-by-case basis for good cause shown and with full consideration of the equities. Those considerations which may warrant expedited processing include, but are not limited to the following:

- 1) There is a threat of imminent eviction pursuant to a court proceeding which has actually been commenced.
- 2) Tenants are exposed to dangerous conditions in the building, such as fire damage, amounting to "constructive" eviction, or a vacate order has been issued by a governmental agency.
- 3) There is a court order directing expeditious treatment or a court order remanding a proceeding to ORA for further processing.
- 4) A court of competent jurisdiction, before which an ancillary proceeding is pending, has requested expeditious treatment of the ORA proceeding.
- 5) A determination is needed to resolve a matter pending before a governmental agency.
- 6) The determination of the subject proceeding is needed to resolve a companion or related intra-agency proceeding.
- 7) Extreme hardship is demonstrated (i.e. terminally ill party, bankruptcy filing, settlement of an estate, pending foreclosure).

When a proceeding is expedited, only one notice will be sent to the parties where a dangerous condition exists in the apartment or building or where the second notice may result in a violation of a court order.

Elliot G. Sander  
Deputy Commissioner  
for Rent Administration

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The original document which contains signatures of authori-