



Tenants Rights Relative to Fire Damages and/or Health/Safety Condemnation

If you have been displaced from your apartment due to a fire and/or a vacate order has been issued for your apartment or the entire building by any New York City agency or local municipal agency, affected tenants who are subject to Rent Regulation, should be aware that they may file an **Application For A Rent Reduction Based Upon Decreased Service(s) – Individual Apartment** (Form RA-81) with DHCR.

Where a vacate order from a Municipal agency has been issued and the tenant files the application (form RA-81), DHCR may order the tenant's rent reduced to \$1.00 per month for the period that the tenant is unable to occupy their apartment. If unsure whether a vacate order has been issued for their apartment, the tenants should file (form RA-81) and DHCR will investigate the status of vacate orders.

Note: If an Order is issued reducing the rent to \$1 per month, the payment is to be made to the Building Owner, not DHCR.

Affected Tenants may submit an online application on the DHCR website at:
<https://rent.hcr.ny.gov/RentConnect/Tenant/DecreasedServicesOverview>

If you elect to file an application manually, you should indicate the date of the fire and/or the date of the Vacate Order. The agency who issued the Vacate Order should be identified and if possible, a copy of the Vacate Order should be submitted with the application. The manual forms are available at:

<https://hcr.ny.gov/tenant-owner-forms#tenant-forms> or you may request one from the DHCR Rent Info line at (833) 499-0343.