

DIRECTORY

Volunteer Lawyers Project
www.onvlp.org
471-3409

Frank H. Hiscock Legal Aid Society
351 South Warren Street, Syracuse, NY 13202
422-8191

Drop in Hours: Monday: 9:30am-11am T-TH: 1:30pm-3:30pm

Legal Service of Central NY
221 South Warren St. 3rd Floor
703-6500

Legal Helpline: 877-777-6152

Fair Housing Council of Central New York
713 James Street., Suite 200, Syracuse, NY 13202
471-0420

City of Syracuse Code Enforcement
448-8695

Housing Vulnerable – high lead, code unfit – electric turn off
Patty Lynch 448-8031 – 2 weeks until homeless Erin Hastings
Catholic Charities – 378-4054

Department of Social Services
Emergency Temporary Assistance
435-2526

Emergency Rental Assistance
Salvation Army – 479-1307
Catholic Charities – 424-1800
Onondaga County DSS – 435-2526

Veteran Housing Assistance
1-877-424-3838 (1-877-4AID-Vet)

Civil Court, Small Claims
Rm130, City Court, 671-2782

Tenant's Guide

After Your Landlord/Tenant Court Hearing



A Service Provided By:

Volunteer Lawyers Project

221 South Warren Street, Suite 320
Syracuse, NY 13202
315.471.3409

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WHAT DOES THE JUDGE'S RULING MEAN

- ❑ **Get a copy of your Cover Sheet.** You can request a copy at court or in Rm. 130 of the Syracuse City Courthouse.
- ❑ **Order Warrant:** You must be out of the “premises” (apartment or house) by a **specific date**—the Judge decided this date.
 - The warrant must be posted on your door, by the Marshall from the Sheriff’s Office, at least **72-hours** before you must leave the premises. The Marshall will *not* post warrants on the weekends.
- ❑ **“Date Issued”:** the date the warrant is issued is the earliest date the warrant can be posted to your door.
- ❑ **“Date of Execution”:** the date you must leave the premises.
 - *NOTE: If the warrant has not been posted on your door, you have until the end of **72-hours** to leave from the time & date the Marshall posts the warrant on your door.
 - **Is the Order Warrant “stayed”?** The Judge can sign the order for the eviction but you have until the “stayed” date of execution before the Marshall can lock you out.
- ❑ **Order Warrant Judgment:** You must be out by a certain date AND there will be a money judgment held against you.
 - Often times the Judge will include in the order that **“if you pay, you stay.”** This means if the FULL judgment amount is paid BEFORE the agreed upon date, you can stay.
- ❑ **Order Warrant Judgment with Payment Plan:** You will be able to stay on the premises IF you comply with the payment plan. If you miss ANY of the payments, your landlord can bring the warrant of eviction to the Marshall without appearing in court.

I HAD MY COURT APPEARANCE, WHAT'S NEXT?

- ❑ **What about the Security Deposit?** Any dispute regarding your security deposit is a matter for Small Claims Court, NOT Landlord-Tenant Court. You can get a Petition to file a Small Claims Case in Rm. 130 of the Syracuse City Courthouse.
- ❑ **What should I do if there are habitability problems (no heat, mold, broken windows, etc.)?** Call Syracuse City Code Enforcement at (315) 448-8695. If you notify City Officials they can record the violations and tell your Landlord repairs are needed. Your Landlord cannot evict you for calling Code Enforcement.
- ❑ **Need an Emergency Loan?** You can apply for emergency assistance from the Department of Social Services (DSS). Please ask for a coversheet from the court which states the outcome of your case. Take that to the 2nd Floor of the Civic Center. They will let you know that day if you are eligible. NOTE: There is no guarantee of an emergency loan. The best candidates are employed and have children.
 - Catholic Charities can only provide storage if there is sufficient funding.
 - If you have to move and are looking at a new apartment calls codes to see if there are violations against the new apartment: 448-8695
- ❑ **Judge’s Order:** _____
