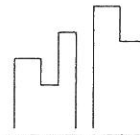


Mt. Vernon United Tenants, Inc.



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TENANTS WIN! HUGE VICTORY!!

Rent-stabilized tenants* scored their **BIGGEST** win ever in Albany this Spring! The *Housing Stability and Tenant Protection Act of 2019* granted New York State tenants virtually everything the tenant movement had been pushing for! Some of the incredible improvements:

Extends the state rent and eviction laws and makes them permanent. No more future landlords' attempts to weaken the laws in "sunset years"!

Allows all communities in NYS to "opt-in" to rent stabilization. Presently only the five (5) boroughs in NYC and municipalities in Westchester, Rockland and Nassau are covered!

Repeals "Vacancy Decontrol", the mechanism that allowed landlords to get out of rent stabilization!

Repeals the "Vacancy Bonus" of 20% which dramatically raised rents. It was also regularly abused by landlords!

Reforms the "Preferential Rent" system, protecting tenants from increases of hundreds of dollars upon lease renewal!

Dramatically lowers and limits increases that landlords can receive under *Major Capital Improvements* (MCIs) and *Individual Apartment Improvements* (IAIs)!

Eliminates the statutory 7.5% Rent Control increases!

Numerous other technical/administrative improvements!

*You are rent-stabilized if your building has six (6) or more apartments; was built before January 1, 1974; and is not a federally-assisted building, e.g. all Section 8.

MVUT was a key player in the statewide campaign. *MVUT* got the *Westchester County Board of Legislators* (W-BOL) to pass a strong resolution in support of the tenants' demands. *MVUT* got ALL of the Westchester State Legislative delegation on board in support of the tenants' movement demands. As a result – Tenants win BIG!

(See Reverse Side)

It's time for YOU, and all tenants to support *MVUT*. As a result of the laws, all tenants will be saving hundreds, and probably thousands of dollars over the course of their tenancy! The answer is clear:

SUPPORT MVUT!!

Detach here and use self-addressed envelope to return.

_____ Yes, I agree, *MVUT* is helping me and all rent-stabilized tenants. Congratulations on your BIG victory. I am enclosing my donation of:

_____ \$ 25, _____ \$ 50, _____ \$ 75, _____ \$ 100, _____ \$ 200 _____ \$500 Other _____

Name: _____

Address: _____

Telephone: _____ Email: _____