



*Disclosure and Disclosure-like Devices in the New York Housing Court, New York State Bar Association Real Property Law Journal, Vol. 37, No. 3, pp. 34-45 (Summer 2009)*

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*Summary residential landlord-tenant proceedings in the New York City Civil Court, Housing Part—the Housing Court—give owners a simple, expedited, and inexpensive way to regain possession of premises when occupants refuse to pay rent or wrongfully hold over without permission or after the expiration of their term. In return for the benefits to an owner of pushing a summary proceeding, occupants benefit from procedural, jurisdictional, and substantive defenses that do not exist in plenary actions.*