

Tenant's Rights to Organize in Non-CRLTO Buildings
Uptown People's Law Center
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Types of housing *not* covered by the CRLTO:

- Owner-occupied buildings with 6 or fewer units
- Cooperative housing
- Temporary and transitional shelters
- Most student housing
- Healthcare housing (e.g. hospitals, asylums, extended care facilities, etc.)
- Some types of religious housing (e.g. monasteries and convents)
- Short-term travel-based housing (e.g. hotels, motels, inns) (exceptions apply)
- Units occupied by a landlord's employee who works in the building
- Units where a purchaser moves in before the deed transfers
- Units where the seller stays for a little longer after the deed transfers

Retaliation protections are much weaker for non-CRLTO housing

- [See here for a detailed comparison.](#)
- The protection only applies to when landlords terminate or refuse to renew a lease.
- It only applies when a tenant complains about their housing to a government authority.
 - Doesn't include seeking help from community groups
 - Doesn't include informing the media
 - Doesn't include joining a tenant's union
- Retaliation is harder to prove in court.
- Even if you prove retaliation in court, there are fewer possible penalties for the landlord.

Can you canvas in your non-CRLTO building?

- **If the lease doesn't forbid it**, you probably can; just don't go overboard. For example, don't knock on people's doors multiple times.
- **If the lease DOES forbid it**, then canvassing can get you in trouble.
- **If you live in any of the following types of federally-assisted housing**, federal regulations protect your right to organize your neighbors to form a tenant union:
 - Buildings that are federally insured or have a mortgage held by HUD
 - Buildings that were HUD-owned but sold on condition that the owners maintain them for low- and moderate-income tenants
 - Projects receiving assistance or rent support through state and local finance agencies
 - Project-based Section 8 Housing
 - Projects receiving enhanced vouchers, which help you stay in your home after your building goes through a conversion (e.g. HUD terminates a rental assistance contract with the private owner of your building)
 - Projects receiving federal assistance to provide housing for the elderly (Section 202) or the disabled (Section 811)
- **If you live in public housing**, you have organizing rights related to electing and participating in residential councils.
- **If you live in a cooperative housing non-profit with a federal HUD-held mortgage**, you have organizing rights related to electing and participating in boards of directors.
- **If you are a Section 8 voucher holder living in private housing**, you have the same organizing rights as others in the building.
 - Check to see if your building is covered by the CRLTO. If it is not, check the lease to see if the landlord clearly prohibits door-to-door organizing.

You can "cure" a 10-day eviction notice for canvassing, IF you stop the canvassing, as long as you stop doing exactly what the eviction notice accuses you of doing within the 10-day period.

- The landlord shouldn't bring an eviction case after you "cure" the eviction notice. But if the landlord decides to take you to court anyway, you have an extremely strong defense.
- Tenants who take this route should document the "cure." For instance, send an email to the landlord confirming that you are no longer canvassing.