

# Time Out New York

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**My dishwasher is broken, and paint is peeling off my walls. My rent is not stabilized. Is my landlord required to refurbish the place? And do I risk an increase in rent if he does so?—Rachel Tucker, UES**

“The landlord is required to repair conditions that make the apartment unsafe or violate applicable codes,” says real-estate lawyer Sam Himmelstein, explaining that walls should get a coat every three years and the dishwasher should be fixed, presuming that it worked when you moved in. Sadly, requesting repairs could backfire: “New York law prohibits landlords from retaliating against tenants who assert their rights, but it’s a difficult thing to prove”—there’s little you can do about the possibility of a whopping rent increase upon the renewal of your lease.—Kate Lowenstein

PHOTOGRAPH: PATRIK RYTIKANGAS; (BOTTOM) WARYMEYERDECORATIVEARTS.COM

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