

CIVIL COURT OF THE CITY OF NEW YORK

111 CENTRE STREET
NEW YORK, N.Y. 10013



CAROLYN WALKER-DIALLO

ADMINISTRATIVE JUDGE

December 15, 2021

By Email

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Rent Stabilization Association

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Dear Counselors:

Chief Judge DiFiore has asked me to respond to your letter dated December 10, 2021 concerning the operation of the New York City Housing Court. We share your view about the importance of the Housing Court's work to the City's recovery, and we agree that the Court must be ready to keep up when the current moratorium lifts on January 15, 2022. We cannot agree, though, with certain factual assertions in your letter.


First, it has been many years since the Housing Court had 80 to 120 cases per day for each part. Our efforts over at least the last two decades have been to reduce the calendars in Housing Court. Immediately before the pandemic, our calendars averaged between 45 and 60 cases per day per judge. Even at that level, we have worked diligently and strategically to ensure manageable calendars so that the litigants who come before the Court have sufficient time and an opportunity to be heard.

Second, the New York City Housing Court has been productive during the pandemic emergency period. The Court decided or settled over 30,000 cases in 2020 and almost 40,000 to date in 2021. It has conducted 266 trials and continues to try cases in every borough every day. It has restored all but a tiny handful of its pre-pandemic cases – about 500 citywide – to the calendar. Despite your assertion, there is no backlog of nuisance cases as these cases are placed on the calendar as soon as they are filed. All cases commenced since October of this year have been placed immediately on a Housing Court calendar. All cases commenced from June to December 2020 have also been placed on our calendars, and we are moving quickly through the cases filed in 2021. We expect to get through those cases early next year.

Please note that it is not our intention to make the Housing Court “entirely virtual.” On the contrary, we have significantly expanded the number of cases we hear in person in recent months. We will continue that expansion as quickly as possible consistent with the CDC and State Health Department protocols, which continue to require six-feet social distancing in indoor public places where unvaccinated people cannot be excluded, such as our courthouses.

Once again, thank you for your letter, and rest assured that the New York City Housing Court will continue to work diligently to provide efficient and effective justice to both landlords and tenants in the days, weeks, and months to come.

Very Truly Yours,



Carolyn Walker-Diallo
Administrative Judge
Civil Court of the City of New York

c: Hon. Deborah K. Kaplan, Deputy Chief Administrative Judge, NYC Courts
Hon. Jean T. Schneider, Citywide Housing Supervising Judge