



Request for landlord consent to sublet (NY)

[Your name]

[Rental address, unit]

[Email] · [Phone]

[Date]

[Landlord / property manager name]

[Landlord address]

SENT VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Re: Request for consent to sublet — [rental address, unit]

Dear [Landlord name],

Under New York Real Property Law § 226-b, I am writing to formally request your written consent to sublet my apartment at the above address. As required by that section, here is the information about the proposed sublease:

1. Proposed subtenant's name: [Subtenant full name]
2. Sublease term: from [start date] to [end date] (this request is sent more than 30 days before the sublease would begin)
3. My address during the sublease term: [Your address while subletting]
4. Reason for subletting: [Brief reason, e.g., temporary relocation for work/school]
5. Number of occupants who will reside in the unit during the sublease: [Number]
6. Enclosed: a copy of the proposed sublease agreement and a copy of my current lease
7. Written consent of any co-tenant(s) or guarantor(s) on my lease, if applicable: [Attached / Not applicable]

Per RPL § 226-b(2)(c), you have 30 days from your receipt of this request to notify me in writing whether you consent or reasonably refuse. If I do not receive a response within that 30-day period, your consent is deemed given by operation of law.

If you refuse consent, please state your reasonable grounds for doing so in writing. If you refuse and I choose not to proceed with the sublease as a result, I may ask to be released from my lease under the same statute, which would require your response within a further 30 days.

I am glad to answer any questions about the proposed subtenant or provide additional documentation. Please confirm receipt of this letter.

Sincerely,

[Your name]