

The New York Times

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# Real Estate

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## Q & A

### **Short-Term Rentals In Stabilized Building**

*Q I am a rent-stabilized tenant in a building in Manhattan in which some of the apartments are not regulated. Recently, the owner has been using empty apartments as short-term, furnished rentals. Is there anything about this situation that could affect my rights as a stabilized tenant?*

**A** "The letter writer has nothing to fear," said Thomas P. Higgins, a Manhattan landlord-tenant lawyer. He said the writer's apartment would remain subject to rent stabilization even if the owner changed the nature of the building by offering short-term vacation rentals.