

# The New York Times

FEBRUARY 26, 2006

By JAY ROMANO

## Avoiding Eviction While on Active Duty

... Dov Treiman, editor of The Housing Court Reporter, said that service members who live in New York are protected by both the federal Servicemembers' Civil Relief Act and the New York Soldiers' and Sailors' Civil Relief Act.

"While the protections of both laws overlap considerably, the laws are not identical," Mr. Treiman said. In most cases, whichever law provides greater protection for the service member will be the one the court will apply. In addition, he said, there are court directives intended to enhance protection for service members and their dependents.

Mr. Treiman said that whenever a New York City service member or a dependent of a service member is named in a landlord-tenant action, the case is transferred to a special court — known as Part M for "Military Part" — which handles only such cases. That court, he said, has judges and court-appointed lawyers who are familiar with the laws protecting service members and their families ...