§ 282-a. Applications for coverage of interim multiple dwellings and residential units. 1. Where any occupant has filed an application for coverage pursuant to this article and has received a docket number from the loft board, it shall be unlawful for an owner to cause or intend to cause such occupant to vacate, surrender or waive any rights in relation to such occupancy, due to repeated interruptions or discontinuances of essential services, or an interruption or discontinuance of an essential service for an extended duration or of such significance as to substantially impair habitability of such unit, at any time before the loft board has made a final determination, including appeals, to approve or deny such application. This section shall not grant any rights of continued occupancy other than those otherwise granted by law. Any agreement that waives or limits the benefits of this section shall be deemed void as against public policy. In addition to any other remedies provided in this article for failure to be in compliance, in article eight of this chapter, or in the regulations promulgated by the loft board, an occupant who has filed an application with the loft board for coverage under this article may commence an action or proceeding in a court of competent jurisdiction, which notwithstanding any other provision of law shall include the housing part of the New York city civil court, to enforce the provisions of this section.

2. It shall be unlawful for any owner to interrupt, deny, or discontinue essential services, or to impair the habitability of an interim multiple dwelling unit or building. In addition to any remedies provided under this article, regulations promulgated by the loft board, or any other law or regulation governing the housing standards, any occupant of an interim multiple dwelling may commence an action or proceeding in a court of competent jurisdiction which, notwithstanding any other provision of law, shall include the housing part of the New York city civil court, to enforce the provisions of this section. Any agreement that waives or limits the benefits of this section shall be deemed void as against public policy.