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*****FOR IMMEDIATE RELEASE*****

***New York's Leading Legal Services Organizations File
Appellate Amicus Brief in Support of the City of Albany's
Historic "Good Cause" Eviction Law***

(NEW YORK, NY) – The Legal Aid Society and Legal Services of the Hudson Valley, on behalf of Community Voices Heard and For The Many, filed an [amicus brief](#) in *Deborah Pusatere et al v. The City of Albany et. al.* in support of the City of Albany's "Good Cause" eviction law, which protects tenants in unregulated units from eviction for the nonpayment of astronomical rent increases and groundless evictions.

In an effort to reverse Albany's "Good Cause" Eviction Law, a landlord's association, real estate companies, and property owners, filed litigation challenging the groundbreaking law. Albany County Supreme Court ruled in their favor, and after an appeal, the decision is now being challenged in New York Supreme Court Appellate Division - Third Department. The "Good Cause" Law is a valid exercise of Albany's home rule powers directed at addressing a pressing social problem; it is not preempted by state law.

Furthermore, the brief raises the following points:

- **The "Good Cause" Eviction Law provides a measure of stability to tenants in a housing market that is overwhelmingly stacked against them.** The "Good Cause" eviction law is essential because it prevents needless evictions and the cascading problems that result from eviction, countering the host of forces that currently favor landlords in the rental market while

allowing landlords to continue renting their properties to tenants they have freely chosen.

- **The “Good Cause” Eviction Law does not conflict with the procedural rules in the Real Property Actions and Proceedings Law (RPAPL) and the Real Property Law (RPL).** The “Good Cause” Eviction Law regulates the circumstances when a landlord can terminate a tenancy. In contrast, the RPAPL and RPL provide procedures to terminate a tenancy and then file a case in court once that tenancy is terminated. However, these are procedures that can be used only when such termination is allowed. Thus, there is no conflict with the Good Cause Eviction law.

- **The “Good Cause” Law is not preempted by the RPL or RPAPL.** Under the New York Constitution, local governments such as Albany have the power to adopt local laws related to the “government, protection, order, conduct, safety, health and well-being of persons or property therein” so long as they are not inconsistent with the Constitution or any state law. The Good Cause Law clearly relates to the safety, health, and well-being of Albany residents and is firmly within Albany’s police powers.

“In its ruling, the New York State Supreme Court correctly found that the ‘Good Cause’ Law does not serve as impermissible rent control and that most of the landlords’ challenges to this local law were without merit,” said **Evan Henley, staff attorney in the Civil Law Reform Unit at The Legal Aid Society**. “However, it erred when it found that this local statute was preempted due to a direct conflict with state law. We look forward to fighting in court on behalf of tenants in Albany and across New York whose only protection from unjust evictions is the Good Cause Law, and we call on Albany lawmakers to immediately pass a statewide ‘Good Cause’ bill when the Legislature reconvenes in January.”

“No-cause evictions devastate good tenants throughout the Hudson Valley, and Albany validly exercised its authority to curb this driver of the housing crisis,” said **Marcie Kobak, Litigation Director, Legal Services of the Hudson Valley**.

"We stood with tenants as they fought tirelessly for Good Cause Eviction in Albany, and organized to get the law passed in the Hudson Valley cities of Newburgh, Poughkeepsie, Kingston, and Beacon. Good Cause created common-sense tenant protections to keep folks in their homes. Now, greedy landlords are suing to overturn the law and continue their unjust evictions. We fully support the City of Albany's appeal, and also call on the state legislature to pass Good Cause. If courts say cities can't protect tenants, legislators must act to keep tenants in their homes," said **Brahvan Ranga, Political Director, For the Many**.

"Tenants shouldn't have to fear losing their homes for no reason, or hesitate to ask for repairs for fear that they will be evicted in retaliation. Albany tenants fought hard to pass a 'Good Cause' eviction law to address their housing crisis – just like tenants in Newburgh, Beacon, and Poughkeepsie," said **Juanita O. Lewis, Executive Director of Community Voices Heard**. "In overturning the Albany ‘Good Cause Eviction’ law, the lower court subverted democracy and is leaving tenants at risk of groundless evictions in the midst of a statewide housing crisis."

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The Legal Aid Society exists for one simple yet powerful reason: to ensure that New Yorkers are not denied their right to equal justice because of poverty. For over 140 years, we have protected, defended, and advocated for those who have struggled in silence for far too long. Every day, in every borough, The Legal Aid Society changes the lives of our clients and helps improve our communities. <https://www.legalaidnyc.org>