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

***In Response to Rising Rents, Legal Aid Calls on Albany to Enact “Good Cause”
Legislation to Protect Tenants in Unregulated Units From Unwarranted
Evictions and Extortionate Rent Increases***

(NEW YORK, NY) - The Legal Aid Society, in response to a [recently issued report](#) showing that rents in New York City remain at incredibly high levels, called on Albany lawmakers to pass and sign into law “[Good Cause](#)” eviction legislation to equip tenants in unregulated units with basic protections to defend against unwarranted evictions and extortionate rent increase.

According to the report released by Douglas Elliman, the median rental price in Manhattan for this past February rose to \$4,095, a 10.7 percent increase from \$3,700 compared to February 2022.

The median rental price in Brooklyn last month jumped 17.2 percent to \$3,400 compared to \$2,900 last year.

Lastly, median February 2023 rents in northwest Queens increased 12.1 percent from \$2,888 to \$3,238 compared to February 2022.

“Month after month, we have continued to see rent prices surge across the five boroughs, leaving thousands of New Yorkers in unregulated units facing exorbitant rent hikes that threaten to displace them from their homes and communities,” said **Judith Goldiner, attorney-in-charge of the Civil Law Reform Unit at The Legal Aid Society**. “Codifying ‘Good Cause’ eviction legislation will protect these tenants from ending up on the streets or in local shelters. Governor Hochul and members of the Legislature must immediately address this ongoing crisis and finally enact ‘Good Cause’ into law.”

Background on “Good Cause”

“Good Cause” would require landlords to demonstrate a justification or “good cause” for evicting tenants in unregulated units, and would protect tenants from exorbitant rent hikes, restricting rent increases to either three percent or 1.5 times the inflation rate, whichever is higher.

The budget-neutral legislation would prevent landlords from denying lease renewals to tenants who have consistently abided by the terms of their leases, allowing tenants to advocate for repairs without the fear of retaliation.

The legislation has robust support across the state, with nearly [70 percent of New Yorkers, including policy and political science experts](#) from all levels of government, in favor of passing Good Cause. [Leaders of New York's largest labor unions](#) and [New York State Attorney General Letitia James](#) also support Good Cause.

In January, Legal Aid released an [analysis](#) of City data which [revealed](#) that since the statewide eviction moratorium lapsed last year, executed evictions in New York City have increased almost every month.

While it is unclear which of these evictions are related to non-payment or a holdover, it is safe to conclude that many of these tenants would have benefited if “Good Cause” were enacted statewide, given the depth and breadth of the legislation.

Legal Aid Housing Court attorneys currently represent New Yorkers in hundreds of no-cause holdovers across the five boroughs, often involving the most vulnerable tenants, whose eviction would be avoided should “Good Cause” pass into law.

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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 145 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. www.legalaidnyc.org