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Legal Aid Client Faces Eviction from Brooklyn Home of 15 Years, Despite Being a Model Tenant

In Response, Attorneys Call on Albany to Enact “Good Cause” to Equip Residents of Unregulated Units With Basic Tenant Protections

(NEW YORK, NY) – The Legal Aid Society called on Albany lawmakers to enact “[Good Cause](#)” legislation in response to a [report](#) about Legal Aid client Darrel Stone, who has lived in his Brooklyn home for 15 years and is facing eviction.

Mr. Stone is a model tenant who has always paid his rent on time, respecting his neighbors and the building. Despite this, his landlord is attempting to evict him, which is legally permissible because he lives in an unregulated building. If “Good Cause” were law, the overwhelming majority of tenants who reside in unregulated buildings would have basic protections against unwarranted eviction lawsuits, such as Mr. Stone.

“Mr. Stone’s case is tragic, but it isn’t unique. We hear similar horror stories daily from tenants in unregulated apartments who face eviction or exorbitant rent increases, deprived of any legal protections to help them remain in their homes,” said **Patrick Langhenry, staff attorney in the Brooklyn Housing Office at The Legal Aid Society**. “To combat this crisis head on, Albany must immediately codify ‘Good Cause’ eviction legislation. State lawmakers can no longer shirk their responsibility to advance this critical measure.”

Recently, the *New York Daily News* [reported](#) on a Bronx family of ten – a couple and their eight children, ages six to twenty – who currently face eviction as their landlord, Jagjit Hora, has refused to renew their lease without providing any justified reason. “Good Cause” would also help this family remain in their home.

New York Assemblywoman Latrice Walker, said, “I will fight for the Good Cause Eviction bill, because I am a strong supporter of tenants’ rights. This piece of legislation would require landlords to present “good cause” for evicting tenants. It would also protect New Yorkers from excessive rent hikes and from retaliation from landlords when people complain about poor living conditions. The passage of ‘Good Cause’ is especially important now – given the expiration last year of the statewide eviction moratorium. Since then, the number of evictions in the city have gone up nearly every month, affecting some of the most vulnerable New Yorkers.”

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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