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In Response to New Data on Increased Eviction Filings, Legal Aid Calls on Albany to Enact “Good Cause” Legislation to Protect Tenants in Unregulated Units From Unwarranted Evictions

Evictions Exceeded Pre-Pandemic Levels in 2022 in 40 of the 62 Counties in New York; Bronx County has Second Highest Eviction Rate

(NEW YORK, NY) - **The Legal Aid Society**, in response to [new data](#) on New York’s eviction crisis, 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 new data released by Cornell University’s Buffalo ILR Co-Lab, evictions exceeded pre-pandemic levels in 2022 in 40 of the 62 counties in New York State. Bronx County had the second highest eviction rate in all of New York State, at 10 eviction filings per 100 renter households in 2022. Landlords filed a total of 39,707 evictions in Bronx County last year.

“Our clients and all New Yorkers are facing one of the worst housing crises of their lifetime. A surge in evictions and lack of affordable housing has left low-income households in dire straits, and we must act now to prevent further harm” said **Judith Goldiner, attorney-in-charge of the Civil Law Reform Unit at The Legal Aid Society**. “Codifying ‘Good Cause’ eviction legislation will protect thousands of New Yorkers in unregulated units 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 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.

On March 14, the New York State Senate and the New York State Assembly [released](#) their respective one-house budget proposals, which included language indicating support for ‘Good Cause’.

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.

This past January, Legal Aid released an [analysis](#) of City data that 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, which is an eviction proceeding unrelated to non-payment, 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