

April 13, 2023

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

***Latest Report on Rising NYC Rents Underscores Need for Albany to Enact “Good Cause” Legislation to Curb Exorbitant Rent Increases and Unwarranted Evictions***

***Manhattan Rents for March 2023 Set a Record High of \$4,175***

(NEW YORK, NY) — **The Legal Aid Society**, in response to a recently issued [report](#) showing that rents in New York City have continued to skyrocket in the post-COVID housing market, 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 exorbitant rent increase.

According to the report released by Douglas Elliman, the median rental price in Manhattan for this past March rose to \$4,175, a 12.8 percent increase from \$3,700 compared to March 2022, [the highest on record](#).

The median rental price in Brooklyn last month jumped 16.4 percent to \$3,493 compared to \$3,000 last year.

Lastly, median March 2023 rents in northwest Queens increased 13.9 percent from \$2,898 to \$3,300 compared to March 2022.

“These extreme rent increases continue to impact tenants across New York City, displacing many from their homes and communities,” said **Judith Goldiner, attorney-in-charge of the Civil Law Reform Unit at The Legal Aid Society**. “So long as we ignore this problem, our housing crisis will only continue to balloon. As budget negotiations continue in Albany, lawmakers owe it to their constituents to respond with urgency and finally codify common sense ‘Good Cause’ legislation 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”. [Small landlords, 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](http://www.legalaidnyc.org)*