

May 18, 2023

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

Manhattan Rents Reached A New High for the Second Consecutive Month, Spiking to \$5,270

(NEW YORK, NY) — **The Legal Aid Society**, in response to a recently issued [report](#) showing that rents in New York City continue to rise citywide, called on Albany to enact “[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 April rose to \$4,241, an 8.1 percent increase from \$3,925 compared to April 2022.

The median rental price in Brooklyn last month jumped 14.8 percent to \$3,500 compared to \$3,048 last year.

Lastly, median April 2023 rents in northwest Queens increased 12.8 percent from \$3,126 to \$3,525 compared to April 2022.

“These extreme rent increases are indicative of a citywide affordability crisis that is having a crushing impact on tenants in unregulated units,” said **Ellen Davidson, staff attorney with the Civil Law Reform Unit at The Legal Aid Society**. “Despite month-after-month spikes, lawmakers have yet to take any meaningful action to control exorbitant rents hikes, and we call on Albany to enact ‘Good Cause’ eviction legislation immediately before session concludes next month.”

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