

Good Cause Eviction Protections

Right Now:
Few Protections,
High Eviction Filings,
and High Rents

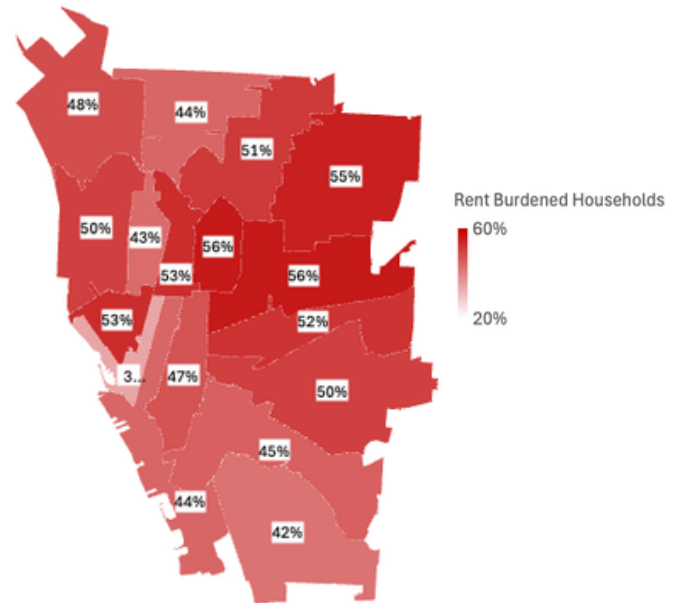
Everyone deserves a safe, stable home. But right now, too many renters are facing rent hikes, non-renewals, or unfair evictions that are forcing them out of their homes and neighborhoods.

Rents are so high that many families are forced to choose between paying rent or paying for food, medicine, and other necessities.

Landlords don't need to show that they have a good reason to get rid of a tenant. So, they often evict or don't renew tenancy in retaliation for tenants asking for basic repairs. Evictions impact women, children, and renters of color the most.



Half of Buffalo renters can't afford their rent.



Percent Households with Rent Burden by Zip Code
(2024 American Community Survey, 5-Year Estimates)

In 2025 alone, there were **7,600** eviction filings in Buffalo.

NYS Unified Court System

Part of the Solution: Opt Into Good Cause Eviction Protections

While there's no silver bullet that can fix the housing crisis, **Good Cause Eviction would make Buffalo more stable, affordable, and fair.**

- ◆ With Good Cause, **if you pay your rent and follow your lease**, you get to stay in your home.
- ◆ Good Cause **stops retaliation and discrimination** by requiring landlords to show they have a "Good Cause" (e.g. not paying rent, violating the lease) to remove a tenant.
- ◆ Good Cause would help **keep rents affordable** by limiting annual rent increases to a reasonable amount (10% or 5% plus consumer price index).

Buffalo is Behind the Curve

·**Twenty other municipalities in New York State have already opted in** to Good Cause. Among them are Albany, Kingston, Poughkeepsie, Ithaca, Binghamton, Troy, and even our neighbor—**Rochester**.

And it's not just in New York State. Five states and many other municipalities (e.g. St Paul, MN) have enacted Good Cause. **New Jersey has had Good Cause legislation for more than 50 years!**



“

A balcony was collapsing over the front of my building and I couldn't get the landlord to address it, so I called Codes and started withholding rent. They threatened to take me to court for \$500 and didn't offer me a new lease. **But I knew Good Cause would protect me**, and I stayed the course. They took me to court and I won – and now the landlord had to make repairs. It was definitely scary but I knew my rights.... It really helped me stand my ground and be less scared to go to court. ”

Angel, a tenant in Ithaca

Enacting tenant protections is a racial justice issue.

64% of Black Buffalonians are renters.



Tenure, Black or African American Alone, 2021
American Community Survey, 5-Year Estimates

Covering all Renters & Closing Loopholes

Buffalo should adopt the strongest version of Good Cause to cover as many renters as possible. Every renter—no matter where we live or who we rent from—deserves the same right to housing stability.

1

Close the LLC Loophole

Set the portfolio exemption at 1 unit so that the majority of tenants know they have Good Cause Protections. Otherwise, **predatory landlords can hide how many units they own** behind anonymous LLCs to avoid Good Cause.

2

Set a High Rent Threshold

Set the rent threshold exemption to 345% of Fair Market Rent. This way, it's a true high rent threshold instead of an incentive for landlords to **increase the rent just to avoid the law**.



Every city that has opted into Good Cause **closed these loopholes** and covered nearly every renter.

Everyone deserves safe, affordable housing, and **enacting Good Cause is a major step toward getting us there.**