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**“Good Cause”  
Eviction Law**



# What is the “Good Cause” Eviction Law?

As of July 21st, 2021, the city of Albany became the first in the state to pass a “Good Cause” eviction law.

This law states that:  
**Landlords CANNOT evict a tenant (IN THE CITY OF ALBANY) without good cause and without getting the necessary paperwork from Albany City Court.**

**Tenants are entitled to a lease renewal and are protected from a substantial rent increase.**

# What counts as “Good Cause”?

- Non-Payment of Rent
- Lease Violations
- Being a Nuisance
- Occupancy of the Housing is in Violation of the Law or Uninhabitable
- Using residence for Illegal Purposes
- Not Providing Access to Landlord
- Personal Occupancy\*
- Sale of Housing
- Prior Consent to Vacate

\*A landlord **CANNOT** evict you to house a friend, but **CAN** evict you from a residence if the landlord decides to live there as their primary residence

# What this new law won't do:

- Does **NOT** guarantee protection from eviction
- Does **NOT** mean rent won't increase
- Does **NOT** end negotiations between tenant and landlord
- Does **NOT** protect those who live in a building **with 4 or fewer units**

# YOU ARE STILL ENTITLED TO THE JUDICIAL PROCESS OF EVICTIONS

Including:

- Being properly served an eviction notice
- Being assigned a court appearance
- Going to trial

