



New York Is Our Home



**REAL
RENT
REFORM
CAMPAIGN**

IT'S NOT JUST THE RENT

New York's rent control and rent stabilization laws do more than just limit rent increases. They provide 2.5 million New Yorkers with important protections and some measure of stability in their homes by requiring a "good cause" for eviction.

For an unregulated apartment, the landlord is under no obligation to offer a lease renewal when the tenant's lease has expired. Unregulated tenants can simply be told to move for any reason or for no reason at all.

In New York City, where exorbitant real estate prices force a majority of residents to rent, this lack of basic tenant protections can be tremendously disruptive. With less than three percent (3%) of all apartments vacant and available for rent, tenants have few affordable options. Landlords can easily find a replacement.

Tenants in deregulated apartments live in fear of eviction. This makes it much less likely that they will help government agencies enforce the housing codes, as a landlord may view a tenant who requests needed repairs as a "nuisance" who can simply be replaced by another tenant.

When rent-regulated tenants in poorly-maintained buildings complain about lack of heat or shoddy repairs, they often experience landlord harassment. But rent regulated tenants have some comfort in knowing that they cannot be evicted without good cause, such as non-payment of rent or engaging in illegal activities.

Unregulated tenants, on the other hand, know that if a landlord retaliates by refusing to renew a lease, the tenant has little recourse. This is why every tenant organizer knows that unregulated tenants are much less willing to take action against bad landlords.

Rent regulation also benefits tenants who are paying less than the landlord could legally charge. In low-income communities, eviction protections may be the most important aspect of the rent laws. The limits on rent increases become important when a neighborhood begins to experience rapid transitions. For example, rents in neighborhoods such as Harlem, Long Island City, Bushwick, and Bedford-Stuyvesant have close to doubled over the course of a few years.

In addition to limiting rent increases, the rent laws provide important protections for rent regulated tenants. Apartments in New York City and surrounding areas are at an immediate risk of being deregulated and added to the hundreds of thousands of units of affordable housing that have already been lost to vacancy decontrol and have absolutely no protections. Vacancy decontrol is a clear and present danger to communities in New York that have traditionally been affordable to people of moderate means. Vacancy decontrol must be repealed now.

*Data source: US Census Bureau,
2008 NYC Housing and Vacancy Survey*

REPEAL VACANCY DECONTROL

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TENANTS & NEIGHBORS