

## Good Cause Eviction Testimony

Dorca Reynoso

My name is Dorca Reynoso, I am one of the 4 million unregulated tenants who have no protections against evictions and rent hikes. One of 4 million who are wondering if the legislature will fail us again in their efforts of protect the profits of real estate/landlords.

I have lived in my apartment for the past 25 years and have witnessed the destruction of my community by the greed of unscrupulous landlords who have circumvented the laws to deregulate rent controlled units, converting them into co-ops or warehousing units until so they can turn into market rent apartments and quadruple the rent. They create ghost LLC after ghost LLC to transfer the units and utilize a number of other tricks to cheat their tenants and the law. However, no one holds them accountable the legislature continues to protect their rights to make a profit over the rights of people to have access to safe, affordable, and permanent housing. The housing court acted at their partner until tenants finally fought for and won for the right to council.

In 2014 my landlord, David Israel, successfully evicted some of my neighbors by simply raising our rent by 100%. Prior to that some of the apartments had already been vacant and being warehoused. As of today, over 75% of the building is vacant, only 5 unregulated tenants remain and we face the threat of eviction. We live under constant fear of losing our homes. We fear being driven away from our community. We have built roots in this neighborhood, we have family, friends, here. Our children attend school here. Our doctors, our places of worship are here. The anxiety of not knowing when we will face another rent hike or if we will be asked to vacate the apartment is maddening.

We ask that the legislature recognize the fact that passing a Good Cause Eviction bill is long overdue. This should have been done back in 2019. Tenants need, demand permanent protections, extending moratoriums will no longer do. This is not only a housing issue but a racial justice issue. Over 72% of the households who are still behind on rent are people of color and 70% are low income. We have to stop ignoring the fact that poor black and brown people of color are being removed from their neighborhoods by wealthy and mainly white landlords who are being protected by our laws.

Pass Good Cause Eviction and give people the right to fairly negotiate a rent increase. Honor our right to fight back against arbitrary evictions. We are not asking to self-regulate, we are asking for a basic law to protect tenants. A law that will allow us to protect ourselves from predatory landlords. Good Cause Evictions will help us strengthen our communities by keeping people in one place and giving us the tools to fight unsafe living conditions.

Pass Good Cause today.