

# Testimony in Support of Good Cause Eviction Protections Kuldip Mangla, Small Landlord in Rochester, NY

January 14, 2022

To the New York Senate Judiciary Committee and the New York Senate Housing Committee,

My name is Kuldip Mangla, and I live in Rochester, NY. I am an immigrant, woman of color, and a small landlord, owning properties in Monroe County for over thirty years. **I am writing in support of Good Cause Eviction Protections (S3082 / A10315A).** This law will ban evictions without cause, and I truly believe landlords like me have nothing to fear from that. Those of us who run our businesses ethically should support it, so that predatory actors are restricted from the very behavior they use to give our profession a bad name.

My tenants are my neighbors; they live in my community. Some of us have known each other for decades. Many of them have faced discrimination and mistreatment from past landlords, and while I am grateful to be able to provide relief from those experiences, I would prefer that they had not happened to my community members in the first place. As an immigrant and woman of color, believe me when I say I've seen my fair share of discrimination in my life, and I have nothing but empathy for my tenants.

It has been disappointing to watch other small landlords in Monroe County and across the state argue to lawmakers that protecting tenants from discrimination, mistreatment, and predatory rent raises will negatively impact their businesses – because I know what it must mean about their treatment of the neighbors to whom they've committed providing safe and stable homes. I object strongly to their attempts at grouping themselves with those of us who dutifully fulfill our commitments, work with tenants facing hardship, and resolve disputes in good faith.

Regarding tenant activists' narrative surrounding this bill, I also object to the same attempt to lump all landlords in with predatory actors. But speaking with my tenants who have suffered at the hands of these actors in the past, I recognize that such generalizations come from a place of pain, of past trauma, and that many poor or otherwise vulnerable tenants may have only negative experiences to draw on as they ask for protections from having them again in the future. I believe that the only way to heal this divide is to embrace regulations and crackdowns on those who create these

negative experiences and perceptions. That is why I support Good Cause Eviction protections in Rochester and across the state of New York.

I know that some of my fellow landlords, especially my fellow small landlords of color, are concerned about the unreasonable rent increase provision in the bill. I can confidently say that I have been able to maintain my properties, pay my bills, and make a profit, all while keeping my rents steady and affordable. I have rarely had to increase rents more than 5% in any given year. When I *have* increased rent beyond 5%, I've done so because of increased maintenance costs, for which I kept ample records, as would any responsible property owner whether a landlord or simply a homeowner. Though I hope that it would never come to this, were one of my tenants to challenge a rent increase, I truly believe that I would have sufficient documentation to rebut their argument in court.

Once again, I urge you to pass Good Cause Eviction Protections. Responsible landlords who truly care about our tenants and our communities should all do the same.

Sincerely,  
Kuldip Mangla