

Good morning Senators, my name is Ducson Nguyen and I'm here today to speak on the merits of Good Cause Eviction from what I hope is a unique perspective: I'm on City Council in Ithaca, New York, where we're also considering Good Cause Eviction legislation, and I'm a small landlord in the state of New Jersey, which as Senator Hoylman mentioned has had good cause eviction protection since 1974's [Anti-Eviction Act](#).

The Anti-Eviction Act has provided New Jersey's residents with stability and [staggeringly low eviction rates](#) compared to the rest of the country. This has not hurt the rental market: 36% of households rent, almost identical to the national average. Lots of colleges, military bases, and a generally diverse population ensure a strong supply of people who want or need to rent and I can assure you landlords still prosper.

My wife and I moved to the great State of New York during the fallout of the 2008 financial crisis. Underwater on our mortgage, we had to rent out our townhouse. It hasn't been easy. Managing from afar is difficult and my tenants have made some mistakes. But I worked with them every time and now we have a productive and mutually beneficial relationship. They love the place and I feel secure knowing my bills will be paid.

As I mentioned, I'm in elected office and any time we propose one tenant protection or another the vast majority of landlords I talk to, a lot of them my neighbors, will bring up similar stories of working with their tenants, and their emphasis on that is why I can say with confidence that good landlords have nothing to fear from good cause eviction legislation.

And the protection such a law provides is essential for preventing housing discrimination.

To give an example, at the end of last year the City of Ithaca guaranteed legal counsel at eviction court and backed it with money [in the budget](#). A Right to Counsel is a crucial protection against discrimination, but it's only one part of an effective shield.

Right to Counsel will only cover a fraction of housing displacement cases. [A study](#) by Princeton's Eviction Lab indicates informal evictions (e.g., non-renewal, intimidation, significant rent increases) are 5.5 times more prevalent in causing forced moves than formal (court-ordered) evictions.

[Another paper](#) by eviction lab researchers uncovers racial and other biases that lead to eviction. The authors found that "controlling for race, gender, and arrears amount, households with children are more likely to receive an eviction judgment than those without children." In these

studies, non-discriminatory explanations for the discrepancies are explored, but found to be “incomplete at best.”

I’m not going to pretend that we deal with issues as weighty as yours at the state level, but as a fellow legislator I understand how important it is that we make decisions very deliberately because we know our actions have far-ranging and long-lasting consequences. But part of the beauty of good cause eviction is that our neighbor New Jersey has tested it for 47 years. States like California and Washington are finally now catching up. I ask you Senators and my fellow landlords to join me in supporting the right thing for our friends and neighbors.

Thanks so much for your time

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