

# Good Cause Eviction

(February 2025)

## Premise:

Under the **Good Cause Eviction Law**, New York landlords are allowed to evict tenants for “*good cause*” only:

- Tenant has not paid rent, unless the nonpayment is because of an unreasonable rent increase;
- Tenant has violated “*a substantial obligation of their tenancy*”;
- Tenant has committed or allowed a nuisance in the home or on the property;
- The home cannot be occupied because a vacate order has been issued by a state or city agency;
- Tenant is using the home or property for illegal activity or is allowing someone else to do so;
- Tenant has unreasonably refused the landlord access to the home in to make repairs or show to a prospective buyer;
- Landlord or landlord’s family member plans to move into the home;
- Landlord plans to demolish the home;
- Landlord plans to take the home off the market;
- Tenant fails to agree to reasonable changes to lease, if written notice is provided 30-90 days before expiration of current lease.

Under New York Law, landlords must have a valid title to the property and a valid rent contract with tenants, short of which the Law is immaterial.

Under New York Law, the collateral penalty shall not be the deportation of U.S. citizen tenants to an unwilling foreign neighboring nation, such as Canada or Mexico.

## Question:

Does the long arm of New York Law reach New York landlords in their Federally Sponsored foreign real estate operations at the far end of the Mediterranean Sea?