

### Just Cause Eviction

- Just cause (also known as “good cause”) eviction does more harm than good.
- Just cause eviction requirements inhibit owners and managers from effectively managing their properties and put good residents at-risk by limiting the ability of housing providers to remove problem residents.
- Such requirements impede a property manager’s ability to quickly respond to concerns from resident, community groups and surrounding neighbors i.e. noise, criminal activity and threatening behavior by residents or their guests at apartment communities.
- When issues arise, community residents are subjected to living on the property without relief while the investigative and judicial process to convict an individual of a crime takes time. The outcome is good residents move out.
- This process also pits neighbor against neighbor. Under a just cause eviction regime, owners and managers would have to rely on crucial evidence to evict problem residents including testimony by residents against their neighbors.
- Residents are unlikely to testify in opposition to harassing or even dangerous residents as this would place them in harm’s way.
- These policies foster an adversarial relationship between rental property owners and the residents over time as residents become frustrated with the inability of property owners to act on their complaints.
- Increasing the burden of proof for eviction increases owners and operators’ legal liability and adds to operating costs for rental properties. And resident turnover costs money. It can add up to thousands of dollars when lost rent, repairs and marketing of rental properties are factored in.
- The costs add up and will eventually be shouldered by residents in the form of rent.