

**Tinti, Elisa**

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**From:** Lyndsay von Miller <lyndsayvonmiller@gmail.com>  
**Sent:** Friday, October 22, 2021 9:26 AM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Good cause eviction written comment

We are already pretty late in addressing the housing crisis here in Kingston so I am encouraging you to advance the Good Cause Eviction legislation to proceed as it would be a positive first step towards ensuring Kingston is an equitable and affordable place to live.

As written, this legislation will not impede good landlords from continuing their business as usual and good landlords should have nothing to fear from it as the proposal does not lock landlords into endless leases or preclude them from evicting a tenant for cause.

What it will do is protect our residents and neighbors from the threats of large rent increases or being forced out of their homes for no cause.

There are many steps we can and must take to ensure that all good residents of Kingston can remain in their homes, this is the first. Please take it!

Thank you for your time,  
Lyndsay von Miller

Kingston resident and property owner

*Sent by magic. Please ignore magical spellings.*

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## Tinti, Elisa

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**From:** MARK BERLANGA <elmerfuzz@aol.com>  
**Sent:** Friday, October 22, 2021 8:53 AM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Good cause

Hi

I am a Kingston resident and small Kingston landlord. I am opposed to new Good Cause eviction.

The reason this whole issue started was big corporations bought several large apt. complexes and raised rents at an unfair rate. After complains the city responds .Too late. The big guys got their money and little landlords are being punished.

My hard work and investments have allowed me to become land lord,(Not an easy job). This is my source of income and retirement. I have no pension. What gives government the right to control my personal property. I have taken no gov't loans.

With the large increase of NYC people (Brooklyn) prices have risen The assessor is happy. Things change. Progress happens. The cost of subsidized housing is with the gov't not private landlords.!!! To tell a landlord how much to charge is not fair. What if utilities are included?,what if property needs major repairs?, What if insurance and other costs spiral up?. Who is gov't to control my private buildings???

The idea that landlords have all the power and tenants don't is not so. Try and evict someone . Kingston city court favor tenants after they have broken lease many times over.

This proposal is on edge of illegal.

Mark Berlanga  
845-399-5256

Call me if you want to talk.

Sent from my iPhone

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## Tinti, Elisa

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**From:** Mark Hoffstatter <mhoffstatter@hvc.rr.com>  
**Sent:** Friday, October 22, 2021 8:51 AM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Good Cause Eviction legislation

Hi,  
I am not a landlord, but have been a tenant.  
While I see some good things in this legislation,  
I think it could possibly be a deterrent to people becoming landlords.

I know several local people that owned apartment homes,  
and most of them got rid of them over the last several years  
due to the inability to evict problem tenants (pre-covid).

Another facet of this that never seems to get discussed is property taxes.  
Homeowners and landlords have zero control over taxes,  
so any "rent controls" have to exclude tax and fee increases.

Apartments used to be a way for homeowners to be able to  
afford the ever-increasing property taxes.

Thank you,  
Mark Hoffstatter

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## Tinti, Elisa

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**From:** Erin Ruzzo <e.ruzzo@icloud.com>  
**Sent:** Friday, October 22, 2021 8:35 AM  
**To:** Tinti, Elisa  
**Subject:** [EXTERNAL EMAIL] Good Cause Eviction

Good Morning. I am writing to you in opposition to the proposed Good Cause Eviction. I am a small landlord in the city of Kingston. I am not a large corporation that bought some large complexes in the area and raised rents. I do not think it is right to tell a landlord what they can charge. Some apartments are rented with gas and electric included. These prices keep rising and I have to eat the increases. My insurance rises each year. Maintenance on my buildings has risen and I am not going to be allowed to pass on these increases. The higher prices of wood is just one example. The Cause in Albany is similar but with some big differences. In Kingston , if my tenant doesn't want to move at the end of their lease they will be allowed to stay. I have children and parents that might be looking to move into one of my apartments. Children return after college and parents sometimes need to downsize or need help with daily chores. It is not fair that I would not be able to offer an apartment in my building because someone doesn't want to leave. I believe this Good Cause Eviction is extremely detrimental to small landlords like me. Thank you.

Erin Ruzzo

Sent from my iPhone

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