



THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Testimony of Senator C. Anthony Muse

SB 504: Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provision

Good Afternoon Mr. Chairman, Vice Chairman and members of the JPR Committee.

SB 504, *Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provision* is a statewide **enabling** bill authorizing a county, including Baltimore City, to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease during the lease period or from terminating a holdover tenancy without just cause; establishing certain requirements for a local law or ordinance adopted in accordance with this Act; and generally relating to residential leases and holdover tenancies. Housing is a basic human need, and the urgency for housing security should be a priority this legislative session.

Displacement from a home has a tremendous negative impact on vulnerable residents in our community and can lead to difficulty finding and maintaining a job, student transiency, and homelessness, among other negative impacts. Our current system creates an imbalance of power when a landlord can remove a tenant from their home with just 60 days' notice and no reason provided, causing many residents to avoid reporting unsafe conditions or requesting necessary repairs out of fear of retaliation.

SB 504 will protect our residents and vulnerable neighbors from unjust eviction, while giving localities the option to enact county legislation in accordance with state law. This statewide enabling legislation allows jurisdictions to determine their own Just Cause stipulations.

For these reasons, I urge your **favorable vote** for **SB 504**.