

**HB0477\_JoShifrin\_FAV**  
**Hearing Date: February 13, 2024**  
**Jo Shifrin**  
**Bethesda, MD 20817**

**Testimony for HB0477 - Position: FAVORABLE**  
**Landlord and Tenant - Residential Leases and Holdover**  
**Tenancies - Local Just Cause Termination Provisions**

**To:** Delegate Marc Korman, Chair, and Delegate Regina T. Boyce, Vice Chair, and members of the Environment and Transportation Committee

**From:** Jo Shifrin

My name is Jo Shifrin. I am a resident of District 16. I am submitting this testimony in support of HB0477, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Just Cause Termination Provisions.

I am a retiree, a Jew, and a resident of Montgomery County for the past 10 years. My support for this legislation comes from my grounding in Jewish values and my training in public health. Judaism offers a moral framework: make the world a more fair and equitable place and help everyone receive what they need to live a safe and healthy life. From a public health perspective, housing is a basic human right without which people can be harmed both psychologically and physically. The loss of a home can result in the potential loss of employment, the interruption of children's education, and the loss of personal property.

Allowing the passage of this bill will not prevent a landlord from evicting a tenant who doesn't pay rent, damages the property, engages in unlawful or disruptive activities, or in other "just causes." But it will protect good tenants who pay their rent, prevent their rental unit from being damaged, and who are good neighbors. It is only meant to prevent landlords from evicting tenants who have annoyed the landlord by asking for repairs to the rental property, and/or because the landlord believes that by getting new tenants, he/she will be able to significantly raise the rent on the rental unit.

HB0477 would make it difficult for landlords to evict good tenants who deserve to remain in their homes. **I respectfully urge this committee to return a favorable report on HB0477.**