

CROSSOVER BILL HB0477_RichardKaplowitz_FAV

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TESTIMONY ON CROSSOVER BILL HB#0477 – FAVORABLE

Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination Provisions

TO: Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

FROM: Richard Keith Kaplowitz

My name is Richard K. Kaplowitz. I am a resident of District 3. I am submitting this testimony in support of CROSSOVER BILL HB#0477, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination Provisions

My Jewish faith informs me that every person, regardless of race or income, should have a safe and stable home. The prophet Micah said in Micah 6:8 “He has told you, O man, what is good, and what the Lord demands of you; but to do justice, to love loving-kindness, and to walk discreetly with your God.” This bill is a way to ensure just treatment of renters, nobody should lose their home because of the whims of their landlord. Landlords often retaliate against tenants who organize for their rights, demand that repairs be made, or complain about violations of laws about safe housing conditions. Sometimes this retaliation takes the form of refusing to renew their leases.

“Just cause/Good cause” laws protect tenants from this kind of retaliation, and from being evicted for no reason at all. These laws promote housing stability for tenants and neighborhoods. This bill would allow counties to adopt “just cause” laws that meet local needs to require landlords to renew residential leases unless they have a “just cause” to terminate the lease such as wanting to occupy the property themselves, having a close relative move in, taking the property off the market, and tenant breach of lease.

Maryland has an affordable housing crisis. This bill is an attempt to control forcing people into homelessness for no just and good cause.

I respectfully urge this committee to return a favorable report and pass CROSSOVER BILL HB0477.