

Antione Hudnell

HB477 — Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Just Cause Termination Provisions

Position: Support

My name is Antione Hudnell, and I'm a renter and resident of Baltimore City. I support HB 477, which would allow Baltimore City and the counties to pass their own just cause eviction laws.

I have experienced a landlord threat to non-renew my lease for retaliatory reasons, and it was devastating to my family. I moved into my current home in August 2018, because it was a good property compared to other options I was looking at. I have two little kids, one has autism, and our home is close to their school. I have a great community around me now, I know all of my neighbors and everybody looks out for each other.

In 2022, the property had some issues with the conditions of disrepair, and I brought this up with the landlord. Instead of working with me to fix the issues, he sent me a notice to nonrenew the lease and vacate the property and then filed an eviction case against me.

This was hard on my family, we didn't have enough time to find somewhere as good. I was worried about keeping my kids in the same school and losing our community. I won the court case because the landlord had not provided me with the right notice. After that, the landlord finally started to work with me. They fixed the issues and are applying for a rental license.

Things are working out now, but I never should have had to go through the threat of eviction just because I brought up valid concerns about the conditions of the property. If the landlord had not screwed up the notice, I probably would have lost my case. My family would have been evicted, and my kids would have had to leave their school, neighbors and friends. If Baltimore City had a just cause eviction law, the landlord would have had to provide a legitimate reason for non-renewing my lease – instead of trying to give no reason at all.

For these reasons, I ask the Committee to give a favorable report on HB 477.

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