

**TESTIMONY**  
**Maryland General Assembly**  
**Environmental and Transportation Committee**  
**In Favor of HB0477—Just Cause, Local Enabling**

**William Oakes 301-588-3987**  
**Feb. 13, 2024**

Good afternoon, Chairman Korman and Vice Chair Boyce and Committee Members. My name is William Oakes and I have been a renting for ten years.

During the last year my roommate and I have brought to the attention of my building's management maintenance issues including the dysfunctional fire alarm going off at all hours, excessive rent increases, lax security and stolen packages. Our management has been difficult to work with and often impossible to communicate with.

After the last time I brought these issues to their attention, I received soon thereafter an eviction notice from the property management's attorneys. The notice did not explain why we are being threatened with eviction, just that we had to leave.

I believe that I am being retaliated against for pursuing services I and my roommate are entitled to. We have never missed a rent payment, nor have we been late with my payments. We are good tenants who simply want our home to be stable and affordable and to maintain the quality of life in our building.

I believe there are many renters like us who are being subjected to abuse and eviction for no good reason. I was shocked to learn that we do not have just-cause protection in our state. Please pass this legislation to end this kind of abuse.

I thank Delegates Jheanelle Wilkins and Vaughn Stewart and all of you who support this important legislation.

I and my neighbors urge a favorable report.

Thank you

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