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**TESTIMONY ON HB0477 - FAVORABLE**

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

**TO:** Chair Korman, Vice Chair Boyce, and members of the Environment and Transportation Committee

**FROM:** Ran Zeimer

**I, Ran Zeimer, am a resident of District 46, and hereby submit this testimony in support of HB0477, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Just Cause Termination Provisions).**

As a resident of inner Baltimore city and a volunteer in low income neighborhoods, I have been exposed to injustices related to housing rental. I care deeply about this issue because safe and stable housing has far reaching economic, health, and social benefits to individuals, families, and communities, and is key to reducing racial inequities.

Yet, not only are renters paying more 30% of their income on housing but too often they routinely have little agency when faced with threats to maintaining stable housing. Many are now confronting increased economic hardship. As if this burden was not enough, many have suffered from or fear that their lease may be terminated without just cause by unscrupulous landlords.

As a society, we have an obligation to make sure that people who, though burdened by the financial cost of their rent, are compliant with their contract can stay in their homes, especially during a time of pandemic.

Authorizing a county to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease or from terminating a holdover tenancy without just cause as this bill intends , is a step toward redressing injustice.

Therefore, **I respectfully urge this committee to return a favorable report on HB0477.**