



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

Christiana Rigby
Councilmember

District 3

TESTIMONY IN SUPPORT OF HB0477

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

February 9, 2024

Dear Chair Korman, Vice Chair Boyce, and Members of the Environment and Transportation Committee:

Thank you for the opportunity to provide testimony to the Committee today. I am writing to express my **strong support for HB0477**, legislation introduced by Delegate Wilkins as enabling legislation for counties to prohibit residential landlords from failing to renew a lease or terminating holdover tenancy without just cause.

This legislation ensures that landlords do not block a tenant's ability to re-lease without just cause. Landlords must provide written notice to a tenant explaining, with specific facts, the just cause for the nonrenewal of a lease or the termination of a holdover tenancy. Allowing local control to establish provisions prohibiting evictions without just cause benefits all tenants.

The purpose of this legislation is to enable each jurisdiction to ensure community stability, however each county best sees fit. Each community can find a solution that best protects their community and supports their needs.

Thank you for your consideration of this legislation. I respectfully encourage a favorable report.

Sincerely,

Christiana Rigby
Howard County Councilmember, District 3