

April 2, 2024  
David M. Friedman  
Silver Spring, MD 20905

**TESTIMONY ON HB0477 - POSITION: 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:** David M. Friedman

**My name is David Friedman. I am a resident of District 14 in Colesville/Cloverly. I am submitting this testimony in support of HB0477, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination Provisions.**

I am an active member of Oseh Shalom, a Jewish Reconstructionist congregation located in Laurel, MD. Jewish tradition emphasizes that every person, regardless of race or income, should have a safe and stable home. As a long-time homeowner, I also appreciate the importance of housing stability and am concerned about the challenges that many renters face in Maryland's dynamic housing market. Local Enabling Legislation for Good Cause Eviction (HB0477) - crossfiled with SB 644 by Senator Muse - would allow counties to adopt "Good Cause" eviction laws if they so choose. Some landlords refuse to renew leases when tenants organize for their rights, demand that repairs be made, or complain about violations of the law. "Good Cause" laws protect tenants from this kind of retaliation, while promoting housing stability for tenants, neighborhoods, and their larger communities.

The House amended the original bill to add a small landlord exemption and expand the list for what constitutes "good cause". I ask that you support sponsor amendments in the Senate that address loopholes and ambiguities in the House bill. Specifically, the bill would be stronger if, when determining whether a landlord has 6 or more units, the term "landlord" should include anyone who has an ownership interest in the landlord when the landlord is an LLC or partnership. Also, adding a verifiable standard for determining when a tenant is habitually late on the rent would create an objective standard for "Good Cause" for all parties.

By passing HB0477, Maryland would allow its counties to join cities like New York City, Philadelphia, and Washington, DC that provide Good Cause protection. Maryland's local jurisdictions should have all the tools they need to address the challenge of providing safe, fair, and affordable housing for residents. **I respectfully urge the Senate Judicial Proceedings Committee to return a favorable report on HB0477 in the strongest form possible.**