



TESTIMONY FOR HB0477

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

Bill Sponsor: Delegate Wilkins

Committee: Judicial Proceedings

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of HB0477 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of individuals and grassroots groups with members in every district in the state with well over 30,000 members.

This bill provides enabling legislation that would authorize a county to adopt, by local law or ordinance, provisions that prohibit a landlord from terminating a residential lease or refusing to renew a lease without just cause.

Evictions and non-renewals of leases have skyrocketed in Maryland. Approx. **34,000** households will likely face eviction next year. Roughly 1 in 10 evictions result in a shelter entry, meaning 1,700 households (4,420 individuals) will become homeless. This is an alarming rate of homelessness and it causes a very thorny problem. While needing to ensure that landlords rights are upheld, we also need to ensure that people are not turned out of their homes without just cause.

We believe that this bill strikes that balance. It does allow landlords to terminate a lease or refuse to renew when the tenant has engaged in disorderly or illegal conduct on the premises, or refuses to grant the landlord access to the property, or otherwise breaches the lease conditions. It does not allow the landlord to essentially evict the tenant without just cause and without notice.

We support this bill and recommend a **FAVORABLE** report in committee.