

JHEANELLE WILKINS
Legislative District 20
Montgomery County

Vice Chair, Ways and Means
Committee

Rules and Executive Nominations
Committee

Chair

Legislative Black Caucus of Maryland



The Maryland House of Delegates
6 Bladen Street, Room 131
Annapolis, Maryland 21401
410-841-3493 · 301-858-3493
800-492-7122 Ext. 3493
Fax 410-841-3445 · 301-858-3445
Jheanelle.Wilkins@house.state.md.us

THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

April 2, 2024

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

Dear Colleagues,

House Bill 477, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination Provisions is a statewide enabling bill authorizing a county, including Baltimore City, to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease during the lease period or from terminating a holdover tenancy without good cause.

Housing is a basic human need, and the urgency for housing security should be a priority during this legislative session.

Displacement from a home has a tremendous negative impact on vulnerable residents in our community and can lead to difficulty finding and maintaining a job, student transiency, and homelessness, among other negative impacts. Our current system creates an imbalance of power when a landlord can remove a tenant from their home with just 60 days' notice and no reason provided, causing many residents to avoid reporting unsafe conditions or requesting necessary repairs out of fear of retaliation.

I'm proud to introduce House Bill 477 to protect our residents and vulnerable neighbors from unjust eviction while giving localities the option to enact county legislation in accordance with state law. This statewide enabling legislation allows jurisdictions to determine their own Good Cause stipulations.

For these reasons, I urge your **favorable vote** on **House Bill 477**.

Sincerely,

A handwritten signature in cursive script that reads "Jheanelle Wilkins".

Delegate Jheanelle Wilkins