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**Testimony on HBO477—Position: Favorable with Amendments
Landlord and Tenant - Residential Leases and Holdover Tenancies - Local
Good Cause Termination Provisions**

My name is Deedee Jacobsohn and I am a resident of District 16 in Montgomery County. I am submitting this testimony **in support of HBO477: Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination Provisions.**

I am a volunteer member of several organizations that are fighting for safe, secure, affordable housing in Montgomery County. I have heard many distressing stories from tenants experiencing housing insecurity. But the most infuriating stories were from immigrant women who were fighting for their communities and found themselves losing their homes when their landlords evicted them by not renewing their leases.

These women were doing amazing things—organizing food hubs, pushing for more outdoor lights and cameras to improve safety, collecting evidence of vermin and mold to force management to address the widespread unsanitary conditions in some buildings, and organizing other tenants to work together to improve their living conditions. Then they were forced out. I know of several who were unable to find affordable alternatives in the same communities. They thus lost their homes, their neighborhoods, and the support networks they had developed. This type of dislocation is devastating to the children who had to leave their schools; it is also detrimental to the community in general.

HBO477 would allow counties to enact “good cause” laws to prevent this type of retaliatory eviction, and provide greater security for tenants.

HBO477 requires amending by the Senate Judicial Proceedings Committee to close some loopholes in the current version of the amended bill.

- Please **close the corporate landlord loophole** that would enable a landlord to hold an ownership interest in units through multiple individual LLCs or Partnerships and thus be exempt from the “Good Cause” eviction law.
- Please **create an objective standard** for determining whether a tenant is habitually late on rent, for example by focusing on whether the landlord has obtained 4 or more rent judgments in the past 12 months.

Everyone deserves to have a safe and stable home; it is a cornerstone of a healthy and flourishing community. But there can be no stability without protection from arbitrary or vindictive evictions by non-renewal of leases.

I respectfully urge the committee to **return a favorable report with amendments on HBO477.**