



Nick J. Mosby
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February 22, 2022

To: **Members of the Environment and Transportation Committee**
Re: **Landlord and Tenant - Residential Leases and Holdover Tenancies**
Local Just Cause Termination Provisions
Position: **FAVORABLE**

Chair Barve and Honorable Members of the House Environment and Transportation Committee,

The COVID-19 pandemic and resulting economic recession has greatly impacted Baltimore City residents' ability to maintain their current housing. Even further, this housing crisis disproportionately impacts Black and Latinx families, essential workers, and those with service jobs.

In response to the growing need for housing security, the Baltimore City Council immediately introduced a legislative package to address the exceptional housing need in January 2021. That legislative package included adjusting rental late fees, establishing a security deposit grant program, and requiring an offer of renewal for residential leases unless "just cause" is provided.

This legislation was sponsored by Councilmember Antonio Glover (13th district) specifically to address an eviction loophole that allowed for hundreds of city residents experiencing economic hardship to be left without secure housing. In July 2021, data showed that evictions from this loophole had doubled in just two years. Shortly after, this legislation temporarily became law. The City Council is still monitoring this legislation's success in eviction prevention. However, we have not sustained any of the perceived pitfalls, as previously warned prior to its passage.

Through our legislative process, the Baltimore City Council was able to deliver this needed relief to residents without causing undue hardship. Our "just cause" legislation did not prevent a landlord from evicting a tenant that had violated the terms of their lease, inhibited a landlord's ability to address concerns raised by fellow tenants, or regulate the eviction process. However, with the help of organizations who provided community outreach, this legislation was able to keep families housed.

I thank my former colleagues on the Environment & Transportation committee for their attention to this bill and respectfully ask for a **favorable** report.

Sincerely,

Nick J. Mosby
President, Baltimore City Council