



TESTIMONY IN SUPPORT OF HB 881

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

*House Environment and Transportation Committee
February 22, 2022*

Submitted by Julia Gross and Kali Schumitz, Co-Chairs

Member Agencies:

211 Maryland

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Maryland Community Action
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Maryland Hunger Solutions

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Welfare Advocates

Marylanders Against Poverty

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Marylanders Against Poverty (MAP) strongly supports HB 881, which gives local jurisdiction the ability to pass “just cause” policies to prevent landlords from deciding to non-renew leases without any stated cause.

Current Maryland policy prevents local legislatures from deciding how best to help their renters stay stably housed. As such, working individuals and their families face the threat of displacement even if they are up to date on rent and have adhered to all their lease’s requirements.

During the COVID-19 pandemic, as court delays and emergency rental assistance slowed the pace of non-payment eviction filings, evictions based on lease non-renewal roughly doubled.

This legislation will help to boost the stability of the housing market by stabilizing families, neighborhoods, and communities to ensure that no one is arbitrarily deprived of their home and forced into accommodations with declining conditions and increasing rent.

MAP appreciates your consideration and urges the committee to issue a favorable report for HB 881.

***Marylanders Against Poverty (MAP)** is a coalition of service providers, faith communities, and advocacy organizations advancing statewide public policies and programs necessary to alleviate the burdens faced by Marylanders living in or near poverty, and to address the underlying systemic causes of poverty.*