TESTIMONY
Maryland General Assembly
Environmental and Transportation Committee
In Favor of HB881—Just Cause, Local Enabling
Chris Perry, 703-244-1870
Feb. 22, 2022

Good afternoon, Chairman Barve and Vice Chair Stein, Committee Members.

My name is Chris Perry and I am a senior citizen and Vietnam Veteran. My wife Kathy and I are long-term renters in Silver Spring.

Kathy and I have rented our home for over a dozen years and hope to continue to do so for as long as we can, provided our rents do not increase unreasonably beyond our fixed incomes, and provided our landlord does not decide to give us 60 days' notice to vacate our home for no justifiable, stated reason.

Seniors like us increasingly depend on our homes to be stable. As we grow older, we spend more of our time on health care, routine housekeeping and in giving back to our community -- "aging in place" it's often called. The idea that those of who rent our homes should be seen as temporary residents, who at any time should asked to pack up and move, is not only unreasonable, but hazardous to our health, and damaging to our community's overall welfare and prosperity.

Kathy and I are renter activists. We believe in speaking up when building conditions need improvement. But we are in constant fear, like all renters, that to do so could mean landlord pushback, being tagged as "problem tenants", and possible eviction without cause. We ask you to move this legislation on to the General Assembly. You don't have to agree with Just-cause protections, but you should agree that the people of each jurisdiction should have a right through their elected representatives to enact just-cause protections to the degree they see fit. As you can see today, the request for this authorization is statewide.

We are not college students living in a dormitory, or tourists staying in hotel or Airbnb. We are permanent, voting residents who have a stake in our communities and our homes.

We strongly urge a favorable report.

Thank you

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