



**TESTIMONY TO THE ENVIRONMENT AND TRANSPORTATION COMMITTEE**

**HB 881 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions**

**POSITION: Support**

**BY: Nancy Soreng President**

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For over forty years, the League of Women Voters of Maryland, a nonpartisan organization with over 1,500 members, has been an advocate for state housing policies that address the need for more affordable housing and that clarify landlord/tenant contractual relationships.

The League developed a comprehensive Housing position statement that supports:

- Housing programs targeted to those geographic areas with proportionally the highest level of housing assistance needs.
- The change of state landlord/tenant laws to require a clearly written lease which states the rights and responsibilities of both parties and includes a warranty of habitability.
- Requirement of landlords to state reasons for either terminating tenancy or initiating eviction proceedings.

In Maryland, a landlord can decide to non-renew a lease without any stated cause. Tenants and their families are vulnerable to the constant threat of displacement—despite paying the rent and accepting declining residential conditions.

HB 881 authorizes a county to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease or from terminating a holdover tenancy without just cause.

The League of Women Voters Maryland urges support of HB 881.