



Testimony in support of HB 684

Landlord and Tenant - Residential Leases and Holdover Tenancies -

Local Just Cause Termination Provisions

Before the Environment and Transportation Committee on February 24th, 2023

Position: FAVORABLE

To Chair Barve and members of the Environment and Transportation Committee:

My name Ricarra Jones and I am the Political Director with 1199SEIU United Healthcare Workers East. We are the largest healthcare workers union in the nation, representing over 10,000 members in Maryland & Washington DC alone. Our union supports HB 684 to enable local jurisdictions to choose what just cause laws work locally. We urge the Committee to issue a favorable report.

Housing insecurity is a public health issue. Our members work in hospitals, federally qualified health centers, and long-term care facilities across the state. They are certified nursing assistants, dietary aides, housekeepers, janitors, and technicians taking care of our most vulnerable patients. However, we have had some members struggle with homelessness, eviction, and financial insecurity to make ends meet. Essential healthcare workers are underpaid and overworked all to try to keep a roof over their head.

Just cause legislation is effective in preventing eviction according to data from the Eviction Lab. After passing in New Jersey in 1974, NJ cities such as Trenton, Paterson, Jersey City, and West New York have among the lowest eviction rates in the country all while construction and development boom in those cities. It shows that common sense legislation that protects tenants does not hurt development.

Mandating landlords to provide “good” cause for non-renewal protects families across Maryland from disruptive and traumatic evictions. Encouraging counties to enforce just cause laws as precondition for eviction strengthens families, neighborhoods, and our communities. For those reason, 1199 SEIU respectfully asks for a favorable report on HB 684.

In Unity,

Ricarra Jones

Political Director of 1199 SEIU United Healthcare Workers East

Ricarra.jones@1199.org