



## MARYLAND LEGISLATIVE LATINO CAUCUS

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TO: Delegate Barve P. Kumar, Chair  
Delegate Dana Stein, Vice Chair  
Environment and Transportation Committee Members  
FROM: Maryland Legislative Latino Caucus  
DATE: February 22, 2023  
RE: HB0684 Landlord and Tenant – Residential Leases and  
Holdover Tenancies – Local Just Cause Termination Provisions

### **The MLLC supports HB0684 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Just Cause Termination Provisions, 2023**

The MLLC is a bipartisan group of Senators and Delegates committed to supporting legislation that improves the lives of Latinos throughout our state. The MLLC is a crucial voice in the development of public policy that uplifts the Latino community and benefits the state of Maryland. Thank you for allowing us the opportunity to express our support of HB0684.

At present, Maryland is a "no cause" state - that is, a landlord can decide to non-renew tenants' leases without any stated cause. Displacement from a home has a tremendous negative impact on vulnerable residents in the Latino community, and can lead to difficulty finding and maintaining a job, student transiency, and homelessness, among other negative impacts.<sup>1</sup> Latinx are twice as likely to be renters than whites,<sup>2</sup> and according to the National Equity Atlas, in Maryland renters of color are disproportionately housing insecure, with Latinx households representing 37%; and those behind on rent are overwhelmingly people of color, representing 80%.<sup>3</sup> Our current system creates an imbalance of power when a landlord can remove a tenant from their home with just 60 days notice and no reason provided, causing many residents to avoid reporting unsafe conditions or requesting necessary repairs out of fear of retaliation. A 2019 study from Princeton & the Eviction Lab found that just cause eviction ordinances have a significant and noticeable effect on eviction and eviction filing rates, and tend to be a relatively low-cost, effective policy solution.<sup>4</sup>

HB0684 allows local jurisdictions to require a just cause for landlords to either refuse to renew or to cut off holdover leases. This legislation would enable local legislatures to pass their own laws, if they choose, limiting how and when lease non-renewals occur, requiring landlords to have a just cause to non-renew, or requiring landlords to prove a just cause in court. Housing is a basic human need, the urgency for housing security should be a priority as we strive for equity in our state.

For these reasons, the Maryland Legislative Latino Caucus respectfully requests a favorable report on HB0684.

<sup>1</sup>[Desmond, M., & Kimbro, R. T. \(2015\). Eviction's Fallout: Housing, Hardship, and Health. \*Social Forces\*, 94\(1\), 295–324.](#)

<sup>2</sup>[Cilluffo, A., Geiger, A. w., & Fry, R. \(n.d.\). More U.S. households are renting than at any point in 50 years. \*Pew Research Center\*.](#)

<sup>3</sup>[Rent Debt Dashboard. \(n.d.\). National Equity Atlas.](#)

<sup>4</sup>[Effect of "Just Cause" Eviction Ordinances on Eviction in Four California Cities. \(n.d.\). \*Journal of Public and International Affairs\*.](#)