

**HB0684 - Landlord and Tenant - Residential Leases and Holdover Tenancies -**

**Local Just Cause Termination Provisions**

**Hearing before the House Environment and Transportation Committee,**

**Position: SUPPORT (FAV)**

As a tenant organizer I see time and time again tenants being displaced without justification when it comes to lease renewal. As you may have already heard in Maryland a landlord can decide to not renew a tenant's lease without an explanation or reason therefore causing the tenant and their families to be displaced.

Most of the tenants I work with have children which means them, and their children face the constant threat of displacement, even when they follow all the rules while under constant pressure to accept declining conditions and increasing rents just to stay in their communities.

When a tenant/tenants decide to come together and organize against their conditions some landlords use this method of not renewing leases to force tenants out of their homes because of their organizing efforts when all they are asking for is safe, habitual, and affordable housing. I know the number one thing people will ask is why the tenant don't just move and as I say over and over again some tenants who I work with particularly those in low-income and underserved communities don't have the luxury to do that.

I urge the Committee to move HB0684 favorably so that local government can act with clear authority on this issue.

Safe, habitual, and affordable housing is a human right.

Thank You

Detrese Dowridge

Baltimore Renters United