

Testimony Against HB0709

Honorable Delegates

Please enter an unfavorable report against HB0709.

I am against:

- Authorizing a county to adopt, by local law or ordinance, provisions prohibiting landlords of residential property from failing to renew a lease during the lease period or from terminating a holdover tenancy without good cause; and
- establishing requirements and prohibitions for a local law or ordinance adopted in accordance with the Act.

This bill would grant counties the power to interfere with landlords' discretion to not renew leases OR terminate holdover tenancies. I believe this undermines property rights and constitutes big government overreach. A holdover tenancy occurs when a tenant stays past their lease expiration date and the landlord would take this tenant to court to then evict them from the property in which their lease expired.

Currently, landlords have the discretion to decide whether to renew a tenant's lease and by law, landlords are required to give the tenant x number of days notice ([depending on the length of lease](#)) in advance of that decision.

If this bill passes, it will force Landlords to renew leases or allow holdover tenancies to continue unless Landlords can prove "good cause". This would effectively remove landlords' ability to make independent decisions regarding their property and create unnecessary legal and financial burdens for property owners.

Having control over one's property is a key right in a free society, and should not be infringed, even if the infringement is well intentioned. As we all have heard, the road to hell (or tyranny) is paved with good intentions. So please enter an unfavorable report against HB0709.

Alan Lang
45 Marys Mount Road
Harwood, MD 20776
Legislative District 30B
410-336-9745
Alanlang1@verizon.net

February 18, 2025