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Bill Title: HB 709- Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)
Position: SUPPORT (FAV)
To: Environment & Transportation Committee

Spring Parc Tenants Committee

From: Shani Thompson, Maryland Renter, Spring Parc Tenant's Committee
Dear Chair Korman and Members of the Committee,

Shani Thompson

My name is Shani Thompson, and I am a renter in Silver Spring/District 20. I am writing to **strongly support HB 709**, which would allow local governments to pass Good Cause eviction laws. Right now, in Maryland, landlords can choose not to renew a lease for no reason at all, leaving families without a home, even when they've paid rent on time and followed all the rules.

Upon my attempts to form a good faith tenants committee/association in 2022, The former Regional Manager, Michael Higgins on behalf of Bridge Management, informed me they will not be renewing my lease once my lease came to term with a defective notice and no explanation, as Mr. Higgins stated "I do not have to give you a reason." I was able to reach out to a great organization advocating for tenant's rights and Jevenah Pourkarim, now with

the Maryland AG's office, was prepared to represent me once this issue was brought to court. This issue was circumvented from going to the courts and the defective non-renewal notice was reversed when I arranged a cordial and professional meeting with the then Property Manager, Jeneatte Goodwine to further discuss renewing my lease for 2023. We successfully completed the lease renewal process, and I was able to stay.

Good Cause laws don't stop landlords from evicting tenants who break the lease—they just require landlords to provide a legitimate reason for not renewing someone's lease. These laws give renters basic stability and prevent unnecessary displacement.

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Right now, Maryland is one of only five states that ban local governments from passing Good Cause laws. Passing this bill would give counties the choice to protect renters in their communities. This is

Make tweaks, leave comments, and share with especially important for families like mine, who just want the chance to stay in our homes without others to edit at the same time. fear of sudden and unfair displacement.

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Eight states and Washington, D.C., have already passed Good Cause protections. Maryland should too.

I urge you to support HB 709 so that renters like me have a fair chance to stay in our homes. Thank you for your time and consideration.

Sincerely,

Shani Thompson
Spring Parc Tenant's Committee