Hearing: February 18, 2025
Jo Shifrin
Bethesda, MD 20817

<u>**TESTIMONY ON HB 709**</u> **- POSITION: FAVORABLE**
**Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good
Cause Termination (Good Cause Eviction)**

TO: Chair Korman, Vice Chair Boyce, and members of the Environment and Transportation
Committee

FROM: Jo Shifrin

**OPENING: My name is Jo Shifrin. I am a resident of District 16. I am submitting
this testimony in support of HB 709, Landlord and Tenant - Residential Leases and
Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).**

I've been a resident of Montgomery County for the past 10 years. In that time, I have seen a
continuing escalation in the price of housing and too many evictions. My support for this
legislation comes from my grounding in Jewish values. Housing is central to Jewish beliefs.
Among these values are *Tikkun Olam,* an obligation to make the world a more fair and
equitable place for people to live; and *Dei Machsoro,* an obligation to make sure that everyone
has what they need to live and thrive.

Currently, corporate landlords can refuse to give a reason when not renewing a lease. As a
result, more than 5,000 families are made homeless each year because of an eviction. This
creates fear and makes tenants uncomfortable confronting landlords and property managers
when their homes are inhabitable.

This is enabling legislation: it gives local jurisdictions the *right to pass a law* that requires
landlords to give a reason when not renewing a tenant's lease. It is *not a state mandate*.

This legislation would enable local jurisdictions to pass laws that provide transparency and
accountability. It will allow renters to engage with landlords and property managers without fear
of retaliation. It will reduce the number of tenants and their families from being evicted despite
the fact that they pay their rent, keep the property in good condition, and don't disturb other
tenants.

 I respectfully urge this committee to return a favorable report on HB 709.