

**TO: House Environment and Transportation Committee**

**RE: HB 709 Landlord and Tenant Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

**Position: SUPPORT (FAVORABLE)**

**From: Thomas Kennedy**

4002 Laird Place, Chevy Chase, MD 20815]

[kennedymedia@gmail.com](mailto:kennedymedia@gmail.com)

Dear Chair Korman, Vice-Chair Boyce, and members of the Environment and Transportation Committee,

My name is Thomas Kennedy. I am a resident in District 18]. I am on the Maryland state coordinating committee for the Poor People's Campaign (MD PPC), as well as a contributing volunteer for the the MD PPC policy team, which is a part of Renters United Maryland. 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).**

The Maryland Poor People's Campaign (MD PPC) demands legislation that protects the most vulnerable Marylanders—including those renters who suffer job cuts, inability to pay rent, and eviction without cause. Many of these vulnerable renters are families with children.

This Bill is important to my organization because safe and secure housing for all is a fundamental moral right for all Marylanders; Reverent Dr. King—the founder of our movement—was a persistent Housing Rights champion who played a crucial role in the passing the Fair Housing Act of 1968.

57 years after the Fair Housing Act, Maryland still fails to protect the rights of poor and low-wealth tenants by allowing landlords to evict them WITHOUT GOOD (or ANY) CAUSE.

For several years, the Policy Work Group of MD PPC has visited many of your offices to support Good Cause Eviction Legislation. We are grateful that this committee in 2024 voted to bring Local Good Cause to a floor vote.

A week ago, we joined 128 faith leaders from MD Just Power to visit legislative offices in support of SB651/HB709 Good Cause Eviction. Our team was surprised that some legislators did not know Local Good Cause Eviction is an enabling bill.

**The following overview of SB651 documents the failures of our state to protect renters faced with eviction.**

Currently in Maryland, corporate landlords can evict a tenant for *no good reason* and as a result many Marylanders are facing severe housing instability. In our state, 5,000+ families are made homeless each year because of an eviction and more than 30,000 Marylanders experience homelessness each year. There is a dire need to curb evictions and keep Marylanders rooted in our communities.

SB651 would allow local jurisdictions the ability to pass good cause laws which simply require transparency and accountability from corporate landlords for why they are choosing to evict a tenant. Again, this is local enabling legislation – not a state mandate – so that counties may pass good cause within the framework of their housing needs and master plan. Maryland is one of only five states that explicitly prohibits counties from passing Good Cause Eviction laws.

The current law in Maryland allows for landlords to remove tenants from their homes without needing to provide a reason. This creates fear and disempowers tenants from holding landlords and property managers accountable for fixing deplorable living conditions. HB709 would allow renters to exercise their rights and engage with landlords, property managers, and government agencies without fear of retaliation or discrimination, i.e., to have some security in their homes, school system, and support network. HB709 also has an exemption for small landlords, which keeps the focus on corporate landlord accountability.

Research shows that good cause eviction laws greatly decrease eviction filings meaning that fewer Marylanders would be at risk of being put out of their homes. This would mean fewer evictions for Black Maryland residents who – because of centuries of government-sponsored housing discrimination – are disproportionately impacted by evictions. 1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism. The research is also clear that Good Cause Eviction has [no impact on new housing development](#).

As Maryland's budget deficit looms, passing enabling legislation for local Good Cause Eviction laws would save the state money on support programs and provide a no-cost way to prevent homelessness, strengthen our communities, and hold corporate landlords to account.

Eight states – California, Colorado, Connecticut, New Hampshire, New Jersey, New York, Oregon, and Washington – as well as D.C., have passed Good Cause Eviction legislation, as have over 23 localities.

For this reason, I urge a favorable report on HB709.

Respectfully,

Thomas Kennedy