



Member Agencies:

211 Maryland
Baltimore Jewish Council
Behavioral Health System Baltimore
CASH Campaign of Maryland
Energy Advocates
Episcopal Diocese of Maryland
Family League of Baltimore
Fuel Fund of Maryland
Job Opportunities Task Force
Laurel Advocacy & Referral Services, Inc.
League of Women Voters of Maryland
Loyola University Maryland
Maryland Center on Economic Policy
Maryland Community Action Partnership
Maryland Family Network
Maryland Food Bank
Maryland Hunger Solutions
Paul's Place
St. Vincent de Paul of Baltimore
Welfare Advocates

Marylanders Against Poverty

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HB 709

Landlord and Tenant Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction)

Environment and Transportation Committee
February 18, 2024

Marylanders Against Poverty (MAP) supports HB 709.

Currently in Maryland, landlords can evict a tenant without a stated 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.

HB709 would allow local jurisdictions the ability to pass good cause laws which simply require transparency and accountability from 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 uninhabitable living conditions. SB 651 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. HB 709 also has an exemption for small landlords, which keeps the focus on larger landlord accountability.

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.

MAP appreciates your consideration and urges the committee to issue a favorable report for HB 709.

Marylanders Against Poverty (MAP) is a coalition of service providers, faith communities, and advocacy organizations advancing statewide public policies and programs necessary to alleviate the burdens faced by Marylanders living in or near poverty, and to address the underlying systemic causes of poverty.