

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

**Position: Favorable**

To: Environment & Transportation Committee

From: Liz Cabrera Holtz

Date: February 14, 2025

Dear Chair Korman and members of the Environment & Transportation Committee,

My name is Liz Cabrera Holtz. This testimony is in support of **HB 709 Landlord and Tenant Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**. As a lifelong Maryland resident, I care about protecting residents' rights to stay in their homes.

I was shocked to learn that corporate landlords can evict tenants without good reason, leaving many Marylanders struggling with housing instability. HB 709 would allow local jurisdictions to pass good cause laws, which simply require corporate landlords to be transparent and accountable for why they choose to evict a tenant.

Housing stability is critical to building a safe and just Maryland. 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 HB 709.