



Support Good Cause Eviction (HB0709)

Dear Members of the House Environment & Transportation Committee,

We are the [Maryland Just Power Alliance](#), a coalition of 3 non-partisan community power organizations: [Anne Arundel Connecting Together](#) (ACT), [Action in Montgomery](#) (AIM), and [People Acting Together in Howard](#) (PATH), representing tens of thousands of Maryland residents. We organize with people in congregations, schools, and neighborhoods to build power for policies that make our communities more fair and livable for everyone. We are asking you to support Good Cause Eviction (HB0709) when it is considered by the Environment & Transportation Committee.

We are counting on you to pass Good Cause Eviction this year. Several of our community leaders have been threatened with retaliatory eviction at the end of their leases because of their advocacy in tenants' associations. Further, many apartment complexes in our communities have only month-to-month leases, meaning that tenants can be evicted on any given month for no valid reason. We need Good Cause to protect tenants from being evicted at the end of their lease for organizing, complaining about conditions, or other invalid reasons.

We know that to have communities that are affordable for all we need: strong housing supply, subsidy to create below market rate units, and stability for renters in their homes. New research indicates that legal protections for tenants do not negatively impact development and new constructions.

Jeremy Schwartz, PhD, Professor and Economics Department Chair at Loyola University Maryland has conducted an analysis that finds no evidence that the introduction of Good Cause Eviction Protections in California, Oregon, and New Hampshire resulted in a decline of new construction.¹ Additionally, research has found Good Causes Eviction Protections lead to a statistically significant decrease in evictions² and a decrease in displacement for renting families.³

Thank you for your consideration.

¹ Goetz, Edward, Jeremy Schwartz, Kenton Card, and Evan Davis. "Briefing for Members of the Maryland Senate Judicial Proceedings Committee". Center for Urban and Regional Affairs, University of Minnesota. (2025)

² Cuellar, Julieta. "Effect of "just cause" eviction ordinances on eviction in four California cities." Journal of Public & International Affairs 30 (2019).

³ Hwang, Jackelyn, Iris Zhang, Jae Sik Jeon, Karen Chapple, Julia Greenberg, and Bina Shrimali. "Who Benefits from Tenant Protections? The Effects of Rent Stabilization and Just Cause for Evictions on Residential Mobility in the Bay Area." In PAA 2022 Annual Meeting. PAA, 2022.
<https://paa.confex.com/paa/2022/meetingapp.cgi/Paper/26417>