

February 18, 2025

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**TESTIMONY ON HB709 - 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:** Jeffrey S. Rubin

**My name is Jeffrey Rubin. I am a resident of District 15. I am submitting this testimony in support of HB709, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).**

The home is a focal point for a web of social interactions that includes friends, neighbors, schools, and other civic institutions. It follows that individuals, their families, and entire communities fall apart because of eviction. For years, eviction has been a significant problem in Montgomery County, as well as other jurisdictions across our state, and it remains a serious concern as tenants face ongoing housing shortages and rising rents.

HB709 is designed to allow local jurisdictions to choose to enact protections for tenants, while respecting the needs and rights of the landlord. It outlines an array of circumstances that justify a landlord's decision not to renew the lease of a renter. These conditions could include various contractual obligations to the landlord, such as failure to pay rent or damage to property, and specific provisions that allow the landlord to make other use of the property. However, it does not permit the landlord to displace renters in the absence of a good cause.

Unfortunately, there also are instances when landlords choose not to renew a lease to rid themselves of residents who ask for repairs of unhealthy, substandard housing or engage in tenant-based community organizing. These are unjust practices that put the burden of redress on the tenant, who typically has quite limited financial resources and little familiarity with the legal system.

**I respectfully urge this committee to return a favorable report on HB709.**

Following the above introductory paragraph, in this paragraph you should describe who you are, what synagogue or other organizations you belong to, not including JUFJ. It is actually more powerful not to list JUFJ since we will also be submitting separate JUFJ testimony. Share why you care about the bill -- mention your values, Jewish tradition, moral framework, personal experience with the issue, professional expertise, etc. that guide your viewpoint.

Use the body paragraphs to more fully present your personal story, how it relates to the proposed bill, and how passing or rejecting the bill will improve the lives of people in Maryland. What do you think will be fixed/broken by passing this bill? What would have been different, positively or negatively, if this bill had been a law when your personal story occurred? In total, your testimony should be roughly a page, so you don't need to add a ton of detail.

*NOTE: Rebutting opposition arguments draws attention away from our coalitions' messages and can inadvertently amplify the opposition. We suggest you keep your testimony focused on our coalition's talking points and not focus on rebutting the opposition's talking points.*

The closing paragraph should reiterate your position on the bill. Explain why you think the bill will be effective/ineffective, outcomes that the bill will achieve, etc. This does not need to be long. End with: **I respectfully urge this committee to return a (favorable/favorable with amendments/unfavorable) report on HB#/SB#.**