



MONTGOMERY COUNTY, MARYLAND
WOMEN'S DEMOCRATIC CLUB

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**House Bill 709 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local
Good Cause Termination (Good Cause Eviction)
Environment and Transportation Committee – February 18, 2025
SUPPORT**

Thank you for this opportunity to submit written testimony concerning an important priority of the **Montgomery County Women's Democratic Club (WDC)** for the 2025 legislative session. WDC is one of Maryland's largest and most active Democratic clubs with hundreds of politically active members, including many elected officials.

WDC strongly urges the passage of **HB709**, which is a critical measure to protect Maryland's most vulnerable residents—particularly families, children, and minority communities. This bill would empower Maryland counties to enact local legislation requiring landlords to renew leases unless there is just cause for eviction. Granting this authority will enhance housing stability and reduce the harmful consequences of forced displacement.

The Benefits of HB709:

- **Increased Housing Stability:** Long-term tenancy benefits both renters and communities by slowing displacement, maintaining neighborhood stability, and reducing material hardship. The Maryland Department of Housing and Community Development has found that forced relocations are particularly disruptive for mothers and young children.
- **Addressing Racial Disparities in Evictions:** Black renters in Maryland face the highest eviction rates among all racial and ethnic groups. According to the Legislative Black Caucus of Maryland, this disparity contributes to higher rates of student transiency, unemployment, and homelessness within Black communities. A Princeton University [study](#) found that while Black renters make up just 18.8% of all renters in America, they account for 51.1% of eviction filings—a clear indicator of systemic inequities in eviction practices.

HB709 provides jurisdictions with an essential tool to mitigate the devastating effects of current eviction practices. WDC urges a favorable Committee report and asks for your full support in passing this bill to protect Maryland's most at-risk populations.

Therefore, we ask for your support for **HB709** and strongly urge a favorable Committee report.

Tazeen Ahmad
WDC President

Janet Frank
WDC Affordable Housing
Subcommittee

JoAnne Koravos
WDC Advocacy Co-Chair