



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

House Environment & Transportation Committee

February 18, 2025

SUPPORT

Chair Korman, Vice-Chair, and members of the committee, thank you for the opportunity to submit testimony in support of House Bill 709. This bill will provide renter protections in Maryland.

The CASH Campaign of Maryland promotes economic advancement for low-to-moderate income individuals and families in Baltimore and across Maryland. CASH accomplishes its mission through operating a portfolio of direct service programs, building organizational and field capacity, and leading policy and advocacy initiatives to strengthen family economic stability. CASH and its partners across the state achieve this by providing free tax preparation services through the IRS program 'VITA', offering free financial education and coaching, and engaging in policy research and advocacy. **Almost 4,000 of CASH's tax preparation clients earn less than \$10,000 annually. More than half earn less than \$20,000.**

Currently in Maryland, corporate landlords can evict a tenant for no good 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.

HB 709 would allow local jurisdictions the ability to pass good cause laws which simply require transparency and accountability from corporate 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.

CASH Campaign supports this bill because a “no cause” eviction is the breeding ground for corporate landlords to disguise prejudice and evict tenants based on race, disability, family status, or other discriminatory reasons without accountability. Without good cause protections, tenants can be removed from their homes despite paying rent on time and following all lease terms, leaving them vulnerable to sudden displacement and housing insecurity. This disproportionately impacts low-income families, seniors, and people with disabilities, many of whom already face systemic barriers to stable housing. 1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism. The research is also clear that [Good Cause Eviction has no impact on new housing development.](#)

Thus, we encourage you to return a favorable report for HB 709.

Creating Assets, Savings and Hope