



Young Democrats of Maryland

HB709 - Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause Termination

Environment and Transportation Committee – 2/18/25

SUPPORT

Chairman Korman, Vice Chair Boyce, and members of the Environment and Transportation Committee, thank you for the opportunity to submit testimony on this priority bill for the Young Democrats of Maryland. YDM represents the next generation of Marylanders and seeks to advance policies which will allow Maryland youth to thrive.

One third of Marylanders, including young Marylanders, are renters¹. These young renters include students, early-career professionals, and first-time renters. Without good cause protections, landlords can refuse to renew leases for arbitrary reasons. HB709 provides renters with basic security by ensuring landlords have a legitimate reason before refusing to renew a lease, or evicting a tenant. The bill does not interfere with property rights—landlords can still evict tenants for nonpayment, lease violations, or property damage. However, it prevents retaliatory or arbitrary evictions, protects tenants who report unsafe living conditions, and promotes housing stability.

Under HB709, landlords seeking to invoke "Good Cause" for eviction must complete a standardized form provided by the Office of Tenant and Landlord Affairs. Additionally, landlords must provide written notice to the tenant via First-Class Mail and include a certificate of mailing. These provisions strengthen due process protections for renters creating a more transparent, fair, and accountable eviction process.

Maryland's housing market is increasingly unaffordable, and young people bear the brunt of rising rents and displacement. Many young Marylanders work multiple jobs just to afford rent, they should not be subject to unjust evictions as well. HB709 ensures fairness, allowing young Marylanders to focus on their education and careers without

¹ <https://www.census.gov/housing/hvs/data/prevann.html>

fear of losing their home. For these reasons, we respectfully ask for your support for HB709, and strongly urge a favorable committee report.

Mark Brewster II

YDM Vice President for Political Affairs

Chair, YDM Legislative and Policy Committee