

Regional Management Inc.

House Bill 709

Committee: Environment and Transportation

Bill: House Bill 709 – Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction)

Date: February 14, 2025

Position: Unfavorable

Regional Management, Inc (RMI) is a property management company which has, for over 60 years, managed over 5,000 units of affordable, market rate, residential properties in Baltimore City and County. RMI is a founding member of the Maryland Multi Housing Association.

House Bill 709 (“HB 709”) seeks to authorize the county level adoption of provisions prohibiting landlords of residential properties from terminating a holdover tenancy unless a just cause exception exists and written notice of the just cause exception is provided to the tenant.

RMI opposes HB 709’s incursion into the lease contracts between landlords and tenants. HB 709 nullifies the contractual balance under current law by allowing the tenant to end their lease at any time but forcing the landlord into an infinite relationship contingent upon proof of some transgression of the tenant. HB 709 oversteps its bounds providing tenants with an interest in residential property that is incongruent with a normal landlord-tenant relationship.

RMI is also concerned with the possible adverse consequences of requiring a landlord to provide the good cause justification within the notice of non-renewal up to 90 days prior to the lease termination. RMI may choose to not renew the lease of tenants who engage in routine disorderly or aggressive conduct with their neighbors or RMI staff. RMI is concerned that the requirement to disclose that conduct as the reason for a nonrenewal three months prior to the termination date may, in some circumstances, result in unsafe environments for residents and employees alike.

Finally, RMI is concerned that the good cause exceptions to terminate a residential lease enumerated in the bill may not encompass all good cause exceptions that could be reasonably adopted by local jurisdictions. RMI believes that the ten enumerated good cause exceptions do not sufficiently cover reasonable justifications for lease termination such as minor one-time violations of the lease that had an adverse financial impact on the landlord like causing local code violations, or failing to pay a non-rent charge under the lease.

For the foregoing reasons, RMI respectfully requests an unfavorable report on House Bill 709.

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