

HB#709_Don Akchin_FAV
Date of Hearing 2/18/25

Don Akchin
Baltimore, MD 21210

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: Don Akchin

OPENING: My name is Don Akchin. I am a resident of District 43. I am submitting this testimony in support of HB709, Good Cause Eviction.

I am a member of Beth Am Synagogue and worked with residents of the Reservoir Hill neighborhood for three decades. I also had the privilege of working for many years at The Enterprise Foundation, the Columbia-based national nonprofit that champions affordable housing. One of the most important lessons I took from my time there was that stable, secure housing is the essential keystone that makes possible other positive life changes, including employment, education, and safe, nurturing communities. Without housing stability, the odds of rising from poverty rise exponentially. The Good Cause Eviction bill would be an important pillar for ensuring housing stability for citizens who rent. Currently landlords may evict tenants for any reason or for no reason at all. Landlords have evicted tenants who complain about repairs that have not been made, who point out unsafe housing conditions, and who organize other tenants to protect their rights. The Good Cause Eviction bill would protect tenants from unjust, capricious acts by landlords by limiting legal evictions to specified just causes.

My Jewish heritage places a high premium on acting righteously toward all men and women. The prophets of the Bible railed against those with power who take advantage of the weak. The Good Cause Eviction bill will go far toward ensuring that dealings between landlords and tenants are more equal, more fair, and more just.

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