

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

Position: SUPPORT (FAV)

To: Environment and Transportation Committee

From: Carrie Noel-Nosbaum, District 20 Constituent

Dear Chair Korman and members of the Environment & Transportation Committee,

My name is Carrie Noel-Nosbaum. I am submitting this **testimony in support of HB 709 Landlord and Tenant Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**.

I trust that you all have made yourselves familiar with the bill in front of you today, or if not that others will explain it to you. What is important to me today is sharing my story as to why I am in FAVOR of the passing of the Good Cause Eviction Bill.

Currently, I am fighting eviction in court. My defense is retaliation for filing complaints with Montgomery County, organizing a tenants union and costing the owner thousands of dollars in credits to tenants for illegal rent increases and fees under the Rent Stabilization Law in Montgomery County. Retaliation is incredibly hard to prove, and while I have a strong case, I am not guaranteed a win.

The status quo puts all the work on tenants to fight. This costs money in lawyers and lost time at work to go to court, not to mention the psychological effects on one's value as a human being with a voice. Landlords use this to force residents to move when they complain, when they want to increase rents, or when they just don't like someone for whatever reason. As the Super Bowl commercial said, the reasons for the hate are as stupid as they sound.

Passing the Good Cause Eviction Bill will ensure that counties like mine can put into place laws that will stabilize our housing situations. We can fight to hold landlords and owners accountable for safe living conditions without fear of retaliation. The current laws are not enforceable as it's extremely hard to prove, no matter how obvious the retaliation is against the tenant.

Stable housing will attract more people to Maryland, boosting our economy. Currently, many people commute from other states where it is cheaper and there are more protections for tenants. Currently, Maryland is one of only five states that explicitly prohibits counties from passing Good Cause Eviction laws. HB 709 also has an exemption for small landlords, which keeps the focus on corporate landlord accountability.

On that note, I'd like to point out that it is important to ensure that corporate landlords are not allowed to follow their current practice of creating "small landlord" companies when they are actually all part of the same corporation. This is a loophole that they exploit to get around the bills and laws passed in the state and counties.

Research shows that good cause eviction laws greatly decrease eviction filings meaning that fewer Marylanders would be at risk of being put out of their homes. This would mean fewer evictions for Black Maryland residents who – because of centuries of government-sponsored housing discrimination – are disproportionately impacted by evictions. 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](#).

As Maryland's budget deficit looms, passing enabling legislation for local Good Cause Eviction laws would save the state money on support programs and provide a no-cost way to prevent homelessness, strengthen our communities, and hold corporate landlords to account.

I hope that my eviction story encourages you to see the importance of passing this bill.

Sincerely,
Carrie Noel-Nosbaum
District 20 Resident