

Dear Sir/Madam

We are writing to express our strong opposition for prohibiting certain landlords of residential property from failing to renew a lease during the lease period or from terminating a holdover tenancy without good cause, a.k.a. the bill HB0709, which essentially hurt tenants themselves.

Hamed Hamou-Tenant who only rents a room

Ernest-Tenant who only rents a room

The ability to not renew a lease at the end of its term is a fundamental right that not only allows landlords to manage their properties effectively, but also keep the harmony in the tenant in a shared house. If HB0709 were enacted, it would create numerous challenges, including:

1. Loud and Disruptive Tenant

One of the tenants, let's call them Tenant A, regularly plays loud music late at night and has frequent parties, disturbing the other tenants. Despite multiple polite requests from the other residents to keep noise levels down, Tenant A ignores the complaints and continues to be disruptive.

As a result:

- The other tenants, such as Tenant B and Tenant C, are unable to sleep and are experiencing increased stress due to the lack of quiet hours.
- Tenant B has an early job and needs rest, while Tenant C is studying for exams and finds the noise distracting.
- The constant disturbance creates tension between the tenants and leads to a hostile living environment.

- After repeated complaints, the landlord may need to intervene, causing more conflict and potentially risking eviction for Tenant A or an overall uncomfortable living situation for the other tenants.

2. Tenant Manipulating the Thermostat

Tenant D in a shared house frequently manipulates the thermostat, setting it to extremely high or low temperatures, causing discomfort for the other tenants.

For example:

- Tenant D prefers a very warm environment and continuously raises the temperature to 80°F (27°C) during the winter months, even though the other tenants (Tenant E and Tenant F) are comfortable with a more moderate setting around 68°F (20°C).
- Alternatively, Tenant D lowers the temperature to an extremely cold setting, such as 60°F (15°C), during the summer because they enjoy a cooler environment, but the rest of the house starts to feel unbearably cold.
- The other tenants complain, but Tenant D ignores the complaints, claiming they have the right to adjust the temperature to their preference since they pay rent too.

As a result:

- Tenant E, who is sensitive to heat, starts experiencing discomfort and even difficulty sleeping due to the increased temperature.
- Tenant F, who is cold-sensitive, begins feeling chilly and has to wear extra layers of clothing to stay warm, leading to frustration.

- The house's utility bill increases significantly due to constant temperature changes, and the other tenants start noticing higher costs despite being careful with energy use.
- Tensions rise, and the shared living environment becomes uncomfortable as other tenants feel that their needs are being ignored and their comfort compromised by Tenant D's behavior.

3. Tenant Hogging the Washing Machine

Tenant G in a shared house regularly monopolizes the washing machine, using it for extended periods and often leaving their laundry inside for hours, making it unavailable to others.

For example:

- Tenant G does their laundry in the washing machine, but instead of removing it promptly when it's finished, they leave their clothes inside for hours or even overnight. This prevents other tenants, such as Tenant H and Tenant I, from using the machine.
- Tenant H, who works long hours, often returns home after a busy day and finds the washing machine occupied or their laundry left in a wet pile, forcing them to wait or hand wash their clothes.
- Tenant I, who has young children and needs to wash clothes frequently, is frustrated when the machine is unavailable, causing them to fall behind on laundry and creating stress in their daily routine.
- On several occasions, Tenant G uses the machine for a large load, sometimes even washing bedding or large items that take a long time, which further extends the wait time for others.

As a result:

- The shared house becomes tense as other tenants feel that Tenant G is inconsiderate of the needs and schedules of others.
- There's growing resentment between the tenants, especially as Tenant G doesn't seem to acknowledge the frustration or make an effort to be more mindful of others' laundry needs.
- Tenant H and Tenant I may begin to find alternate ways to wash their clothes, either by going to a laundromat or washing by hand, which increases their stress and inconvenience.
- Complaints may eventually be made to the landlord if the problem continues, creating more conflict in the living situation.

In this case, Tenant G's lack of consideration and poor communication leads to frustration among the other tenants and makes the shared living environment uncomfortable for everyone.

4. Tenant Refuses to Clean Shared Spaces

Tenant J in a shared house consistently refuses to clean the shared bathroom and kitchen, leaving messes for the other tenants to deal with.

For example:

- Tenant J uses the kitchen for cooking, leaving greasy dishes, crumbs, and food remnants on countertops or in the sink. Despite other tenants, like Tenant K and Tenant L, asking them to clean up after cooking, Tenant J simply leaves their mess for others to

handle. The sink is often piled high with dirty dishes, creating an unpleasant environment.

- In the shared bathroom, Tenant J leaves towels and toiletries scattered around, never wiping down surfaces after using the sink or shower. There are soap scum and toothpaste splatters on the mirror and sink, and hair left in the drain, making the bathroom unhygienic.
- Tenant K and Tenant L, who have tried cleaning up after Tenant J multiple times, become frustrated. They've spoken to Tenant J about the issue, but the behavior doesn't change. Tenant J either ignores the issue or promises to do better but continues to leave the shared spaces in a state of disarray.
- The housemates start to feel resentment as the bathroom and kitchen become unpleasant and unsanitary to use. The cleanliness of the shared spaces impacts everyone's ability to feel comfortable and relaxed in their home.

As a result:

- Tenant K and Tenant L are forced to either clean up after Tenant J themselves or endure living in an untidy and unhygienic environment.
- Tensions rise in the house, leading to frustration, arguments, and a feeling of unfairness, especially since the problem has been addressed multiple times with no improvement.
- The landlord may need to intervene, either by issuing a formal warning or organizing cleaning responsibilities, but the ongoing conflict can create a negative atmosphere in the shared living space.

This situation can significantly disrupt the harmony of shared living, causing stress and frustration for everyone involved. If the issue isn't resolved, it could even lead to one or more tenants moving out or a more formal action from the landlord.

5. Tenant Smoking Inside the House

Tenant M is a smoker and regularly smokes inside the house, even though it is clearly stated in the house rules that smoking is not allowed indoors.

For example:

- Tenant M smokes in their room or in the shared living areas, like the living room or kitchen, leaving the entire house smelling of cigarette smoke. Despite the fact that other tenants, such as Tenant N and Tenant O, have politely asked them to smoke outside, Tenant M continues to ignore these requests, citing convenience or personal preference.
- The smell of smoke seeps into the shared spaces, and the walls, furniture, and fabrics start to absorb the smell, making it difficult for others to enjoy a fresh, clean environment. Tenant N, who has asthma, finds it increasingly difficult to breathe and is worried about their health. Tenant O, who does not smoke and finds the smell unpleasant, begins to avoid the shared spaces altogether.
- The lingering smell also makes it harder for new tenants to feel comfortable or even visit, causing a potential decline in the overall living quality.
- Tenant M might not clean up their cigarette butts or ashtrays, leaving messes in common areas. Sometimes, they leave burning candles or cigarettes unattended, creating fire safety concerns.

As a result:

- Tenant N's health begins to suffer from secondhand smoke exposure, and they feel unsafe living in the house. They start feeling stressed about the situation, especially when they have to deal with the unpleasant smell or open windows in winter to air out the house.

- Tenant O becomes frustrated with the constant exposure to the smell of smoke, affecting their comfort in the shared spaces, and starts feeling resentment towards Tenant M.
- The landlord or property management is eventually contacted, but this only adds to the tension between the tenants. Tenant M might face a warning or a request to move out, but the conflict creates a toxic environment in the house.

This behavior can escalate into major problems for the group, especially if the smoking affects the health and comfort of others. It may even lead to tenant turnover or a need for more stringent house rules to ensure everyone's well-being.

While I fully support **tenant protections against unfair evictions**, HB0709 **goes too far** by forcing landlords into unwanted rental relationships and stripping them of essential rights. A balanced rental market requires **flexibility for all tenants with respect**, and HB0709 **threatens that balance**.

For these reasons, I urge you to **oppose HB0709** and support policies that protect all good tenants while maintaining harmony in the house in Maryland.

Thank you for your time and consideration. I would welcome the opportunity to discuss this matter further and share my experiences as a landlord.

Sincerely,

Hamed and Ernst