Hearing: February 18, 2025
Jo Shifrin
Bethesda, MD 20817

<u>**TESTIMONY ON SB# 651 - POSITION: FAVORABLE**</u>
Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

TO: Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

FROM: Jo Shifrin

OPENING: My name is Jo Shifrin. I am a resident of District 16. I am submitting this testimony in support of SB 651, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).

I've been a resident of Montgomery County for the past 10 years. In that time, I have seen both a housing shortage and a continuing escalation in the price of housing. My support for this legislation comes from my grounding in Jewish values. Housing is central to Jewish beliefs. Among these values are *Tikkun Olam,* an obligation to make the world a more fair and equitable place for people to live; and *Dei Machsoro,* an obligation to make sure that everyone has what they need to live and thrive.

Currently, corporate landlords can refuse to give a reason when not renewing a lease. As a result, more than 5,000 families are made homeless each year because of an eviction. This creates fear and makes tenants uncomfortable confronting landlords and property managers when their homes are inhabitable.

This is enabling legislation: it gives local jurisdictions the *right to pass a law* that requires landlords to give a reason when not renewing a tenant's lease. It is *not a state mandate*.

This legislation would enable local jurisdictions to pass laws that provide transparency and accountability. It will allow renters to engage with landlords and property managers without fear of retaliation. It will reduce the number of tenants and their families from being evicted despite the fact that they pay their rent, keep the property in good condition, and don't disturb other tenants.

 I respectfully urge this committee to return a favorable report on SB 651.