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211 Maryland  
Baltimore Jewish Council  
Behavioral Health System Baltimore  
CASH Campaign of Maryland  
Energy Advocates  
Episcopal Diocese of Maryland  
Family League of Baltimore  
Fuel Fund of Maryland  
Job Opportunities Task Force  
Laurel Advocacy & Referral Services, Inc.  
League of Women Voters of Maryland  
Loyola University Maryland  
Maryland Center on Economic Policy  
Maryland Community Action Partnership  
Maryland Family Network  
Maryland Food Bank  
Maryland Hunger Solutions  
Paul's Place  
St. Vincent de Paul of Baltimore  
Welfare Advocates

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## SB 651

### Landlord and Tenant Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction)

*Judicial Proceedings Committee*  
February 18, 2024

**Marylanders Against Poverty (MAP) supports SB 651.**

Currently in Maryland, landlords can evict a tenant without a stated reason and as a result many Marylanders are facing severe housing instability. In our state, 5,000+ families are made homeless each year because of an eviction and more than 30,000 Marylanders experience homelessness each year. There is a dire need to curb evictions and keep Marylanders rooted in our communities.

SB651 would allow local jurisdictions the ability to pass good cause laws which simply require transparency and accountability from landlords for why they are choosing to evict a tenant. Again, this is local enabling legislation – not a state mandate – so that counties may pass good cause within the framework of their housing needs and master plan. Maryland is one of only five states that explicitly prohibits counties from passing Good Cause Eviction laws.

The current law in Maryland allows for landlords to remove tenants from their homes without needing to provide a reason. This creates fear and disempowers tenants from holding landlords and property managers accountable for fixing uninhabitable living conditions. SB 651 would allow renters to exercise their rights and engage with landlords, property managers, and government agencies without fear of retaliation or discrimination, i.e., to have some security in their homes, school system, and support network. SB 651 also has an exemption for small landlords, which keeps the focus on larger landlord accountability.

Eight states – California, Colorado, Connecticut, New Hampshire, New Jersey, New York, Oregon, and Washington – as well as D.C., have passed Good Cause Eviction legislation, as have over 23 localities.

MAP appreciates your consideration and urges the committee to issue a favorable report for SB 651.

*Marylanders Against Poverty (MAP) is a coalition of service providers, faith communities, and advocacy organizations advancing statewide public policies and programs necessary to alleviate the burdens faced by Marylanders living in or near poverty, and to address the underlying systemic causes of poverty.*