



PROGRESSIVE MARYLAND

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Bill Title: SB 651- Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

Position: SUPPORT (FAV)

To: Judicial Proceedings Committee

From: Wanda Hutchins-Strahan, Maryland Renter

Dear Chair Smith and Members of the Committee

My name is Zakirullah Ahmadzai, and I am a renter in Silver Spring/ DISTRICT 20. **I am writing to strongly support SB 651**, which would allow local governments to pass Good Cause eviction laws. Right now, in Maryland, landlords can choose not to renew a lease for no reason at all, leaving families without a home, even when they've paid rent on time and followed all the rules.

It's not right for landlords to evict tenants without providing a reason, and that tenants deserve to know the specific reasons for any eviction notice they receive. These bills generally aim to protect tenants from arbitrary or retaliatory evictions by requiring landlords to demonstrate a legitimate, "good cause" for terminating a tenancy. The idea is to ensure transparency and fairness in the eviction process.

Good Cause laws don't stop landlords from evicting tenants who break the lease—they just require landlords to provide a legitimate reason for not renewing someone's lease. These laws give renters basic stability and prevent unnecessary displacement.

Right now, Maryland is one of only five states that ban local governments from passing Good Cause laws. Passing this bill would give counties the choice to protect renters in their communities. This is especially important for families like mine, who just want the chance to stay in our homes without fear of sudden and unfair displacement.

Eight states and Washington, D.C., have already passed Good Cause protections. Maryland should too.

I urge you to support SB 651 so that renters like me have a fair chance to stay in our homes. Thank you for your time and consideration.

Sincerely,

Zakirullah Ahmadzai
wanda.strahan@hotmail.com