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**TESTIMONY ON SB651- POSITION: FAVORABLE**

**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:** Jeffrey S. Rubin

**My name is Jeffrey Rubin. I am a resident of District 15. I am submitting this testimony in support of SB651, Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction).**

The home is a focal point for a web of social interactions that includes friends, neighbors, schools, and other civic institutions. It follows that individuals, their families, and entire communities fall apart because of eviction. For years, eviction has been a significant problem in Montgomery County, as well as other jurisdictions across our state, and it remains a serious concern as tenants face ongoing housing shortages and rising rents.

SB651 is designed to allow local jurisdictions to choose to enact protections for tenants, while respecting the needs and rights of the landlord. It outlines an array of circumstances that justify a landlord's decision not to renew the lease of a renter. These conditions could include various contractual obligations to the landlord, such as failure to pay rent or damage to property, and specific provisions that allow the landlord to make other use of the property. However, it does not permit the landlord to displace renters in the absence of a good cause.

Unfortunately, there are instances when landlords choose not to renew a lease to rid themselves of residents who ask for repairs of unhealthy, substandard housing or engage in tenant-based community organizing. These are unjust practices that put the burden of redress on the tenant, who typically has quite limited financial resources and little familiarity with the legal system.

**I respectfully urge this committee to return a favorable report on SB651.**