

SB651_Mikkyo McDaniel_FAV

2/18/2025

Mikkyo McDaniel
Baltimore, Maryland 21234

TESTIMONY ON SB651 - POSITION: (FAVORABLE)
Good Cause Eviction

Commented [1]: This looks great Mikkyo! I have no comments other than the minor typo/copy-paste error!

TO: Chair Korman, Vice Chair Boyce, and members of the Environment & Transportation

FROM: Mikkyo McDaniel

My name is Mikkyo McDaniel, and I am a resident of District 43B in Baltimore, Maryland. I am submitting this testimony in support of Good Cause Eviction SB651.

I am writing to express my strong support for the passage of legislation that would provide Good Cause Eviction protections for tenants across the state of Maryland. With the rising cost of living and the growing housing instability, this bill is essential to ensure fairness, security, and stability for renters, particularly those who are most vulnerable in our communities.

Far too many Marylanders face the threat of eviction without just cause or due process. This leaves families with no stability, often pushing them into homelessness or forcing them to accept living conditions that are substandard, simply out of fear of being displaced. This is a cycle that needs to end, and good cause protections are the key to stopping it.

Having interned in property management, I've seen firsthand how difficult it can be for many tenants to rent each month. From unexpected medical bills to job loss or sudden family crises, life can throw challenges that make paying rent a struggle for hardworking people. These challenges often leave tenants feeling vulnerable to eviction, which is why good cause protections are crucial to ensure families aren't unfairly displaced during tough times.

Evictions are not only traumatic for the individuals and families involved, but they also harm entire communities. The loss of a home, particularly without a legitimate and just reason, disrupts children's education, breaks down social networks, and destabilizes neighborhoods. Many people who are evicted struggle to find new housing, often because they are left with a negative eviction record that disproportionately affects low-income renters and communities of color.

Good cause eviction laws would ensure that tenants are not arbitrarily displaced and that landlords are required to provide valid, legitimate reasons for eviction. These reasons should go beyond arbitrary or retaliatory reasons like a tenant complaining about repairs or reporting a landlord's violation of housing codes. In situations where eviction is necessary, good cause protections help ensure that tenants have time to find new housing or remedy issues before an eviction is finalized, preventing unnecessary disruptions to their lives.

Moreover, these protections would make housing markets more stable and predictable for both tenants and landlords. By maintaining transparency and fairness in eviction practices, good cause eviction laws create an environment where tenants are more likely to fulfill their lease obligations and where landlords can trust that they will be dealing with tenants who are invested in maintaining their homes.

For too long, renters in Maryland have been left vulnerable to unfair practices. Many are already struggling with high rents, a lack of affordable housing, and poor living conditions. We cannot allow these issues to be exacerbated by a legal system that leaves them without recourse when they face eviction without cause.

Passing good cause protection is not just a matter of fairness, it is a matter of human dignity. No family should live in constant fear of losing their home for no legitimate reason. As we move forward with the 2025 session, I urge you to prioritize the well-being of all Maryland residents and pass strong good cause protection.

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