

Long Branch Housing Action Team (LBHAT)

SB 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

Hearing before the Senate Judicial Proceedings Committee, Feb. 12, 2026

Position: SUPPORT (FAV)

Long Branch Housing Action Team (LBHAT) is part of Renters United Maryland and urges the Senate Judicial Proceedings Committee to issue a favorable report on SB 462.

(English translation below)

Me llamo Yolanda. Con esta carta me dirijo a ustedes que yo tuve una experiencia que hace años atrás nos desalojaron del apartamento donde vivíamos yo y mis hijos por 12 años. Los dueños me dijeron que era por pagos atardados en la renta que habían encontrado durante ese tiempo. Hubo casos en que pagábamos el lunes cuando el mes cambió el domingo. Nos daban una multa que siempre pagamos.

Gracias a Dios pude encontrar un nuevo lugar, y en julio cumpliremos 16 años viviendo allí. Pero ahora tenemos problemas que tardan demasiado en resolverse. A veces no nos quejamos porque si lo hacemos, dicen que nos desalojarán, y temo vivir eso otra vez.

En diciembre el congelador de mi refrigeradora dejó de funcionar. Llame de inmediato y me dijeron que alguien iba a llegar, y hasta hoy en febrero nadie ha llegado a pesar de llamar una segunda vez al mantenimiento quien me repetía que alguien iba a llegar. Pero todavía nadie aparece y no tengo uso de mi congelador.

Lo peor es que me acaban de mandar una carta diciendo que en julio al renovar mi contrato será de 2 años, y el incremento en mi renta no será de \$50 como siempre, ¡sino de \$200! ¡Eso es un aumento del 12,25%! Esto no me parece justo, ni legal. No sé qué hacer con esta situación. No me atrevo a quejarme porque tengo miedo de que me desalojen y no quiero mudarme. Espero que puedan ayudarnos.

Les solicito que apoyen la propuesta de ley HB 774, a favor del desalojo por causa justificada.

My name is Yolanda. I am writing to you because years ago, my children and I were evicted from the apartment where we lived for 12 years. The landlords told me it was due to late rent payments they had found during that time. There were instances of paying on Monday when

the month changed on Sunday. They gave us a fine, which we always paid.

Thank God I was able to find a new place, and in July we will have been living there for 16 years. But now we have problems that take way too long to be addressed. Sometimes we don't complain because if we do, they say we'll be evicted, and I'm afraid of going through that again.

In December, the freezer in my refrigerator stopped working. I called the management immediately, and they told me someone would come, but as of today, in February, no one has come, despite me calling back directly to maintenance. They kept telling me someone would come. But still no one has shown up, and I can't use my freezer.

The worst part is that they just sent me a letter saying that when my contract renews in July, it will be for two years, and the rent increase won't be \$50 as usual, but \$200! That's a 12.25% increase! This doesn't seem fair or legal to me. I don't know what to do about this situation. I don't dare complain because I am afraid I will be evicted, and I don't want to move. I hope you can help us.

I urge you to support HB 774, which would allow for eviction only for a just cause.