

To: House Economic Matters Committee

From: Hannah Wald

632 Azalea Drive

Rockville, MD

Date: 2/19/2026

Subject: SUPPORT for HB 774 - Local Good Cause Termination (Good Cause Eviction)

Dear Committee,

My name is Hannah Wald and I am a resident of Rockville, Maryland.

I am writing to express my strong support for HB 774 - Local Good Cause Termination.

Currently, in Maryland, landlords can evict tenants or refuse to renew a lease without providing any reason. This allows for unjust, retaliatory, and discriminatory actions against renters, causing severe housing instability and contributing to homelessness for thousands of families.

I also urge the Committee to pass a clean HB 774 and reject poison pill amendments that would force counties and renters to choose between having strong rent stabilization and good cause eviction protections. This is a false choice. We need stable rents and stable homes.

Stable housing exists at the nexus of so many other concerns related to public welfare, including health, education, stable employment, and overall safety. On both the individual and societal level, housing is essential to a stable, productive life. We should treat it that way.

Instead, Maryland - despite touting itself as a progressive state - allows landlords to destabilize lives and unravel our social fabric by evicting their tenants with almost zero

notice and for no good reason, or no reason at all. This state is terrible on tenants' rights and landlords absolutely take advantage of their ability to evict. In FY 2025, landlords filed nearly 5,000 "no cause" or "tenant holding over" eviction cases – a 42% increase since 2019. HB 774 would allow local jurisdictions to pass Good Cause Eviction laws and prevent families from being evicted unless a corporate landlord provides a legitimate reason. It would also prevent retaliatory evictions for tenants who have raised concerns about "troubled properties," which are a longstanding problem here.

Good cause eviction is not about preventing landlords from removing tenants who break the rules—it is about ensuring fairness and transparency. HB 774 will lift unfair restrictions that currently *prevent* Maryland counties from passing good cause eviction legislation if they want to and give residents the opportunity to stay rooted in their communities if they are abiding by the lease. Maryland is currently one of only five states that prohibit counties from passing Good Cause Eviction Law.

Eight states, including many surrounding us, have already passed similar "Good Cause" protections. It is time for Maryland to join them and ensure that "no reason" evictions are no longer legal.

For these reasons, I urge a favorable report on HB 774.

Sincerely,

Hannah Wald