



TESTIMONY

HB0774 – Landlord and Tenant – Residential Leases and Holdover Tenancies Local Good Cause Termination (Good Cause Eviction)

Bill Sponsor: Delegate Wilkins

Committee: Economic Matters

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Aileen Alex, CoChair

Position: FAVORABLE

I am submitting this testimony in support of **HB0774** on behalf of the Maryland Legislative Coalition. We are an association of unpaid citizen advocates—individuals and grassroots groups in every district across the state—representing and supporting more than 30,000 Marylanders.

An estimated 34,000 households are expected to face eviction next year. Roughly one in ten of those evictions leads to a shelter entry, meaning approximately 1,700 households—more than 4,400 individuals—will become homeless. This is an alarming trend that places enormous strain on families, communities, and local governments. Sudden, arbitrary displacement destabilizes children, disrupts employment, and pushes families into crisis.

HB0774 strikes a thoughtful balance between protecting tenants from arbitrary displacement and preserving landlords' legitimate rights. The bill allows landlords to terminate or decline to renew a lease when a tenant engages in disorderly or illegal conduct, refuses lawful access to the property, or otherwise violates the terms of the lease. What it prevents is the practice of removing tenants without good cause and without notice—a practice that directly contributes to Maryland's growing homelessness crisis.

By ensuring that lease terminations are based on clear, reasonable grounds, HB0774 promotes fairness, stability, and transparency in Maryland's rental market while still respecting the rights of responsible property owners. Good-cause protections help keep families housed, reduce shelter entries, and support more stable communities across the state. For these reasons, we respectfully urge a **FAVORABLE** report on HB0774.