

**HB 774 - Landlord and Tenant - Residential Leases and Holdover Tenancies -
Local Good Cause Termination (Good Cause Eviction)**

Hearing before the House Economic Matters Committee, Feb. 26, 2026

Position: SUPPORT (FAV)

Dear Chair Valderrama, Vice Chair Charkoudian, and Committee Members,

My name is Laura Grothaus, and I am a community member in the Waverly neighborhood of Baltimore City. As a homeowner, I enjoy the daily stability of having a place to put down roots and an opportunity to build a life in Maryland. Renters should have that same opportunity. It makes communities stronger and more resilient, helping Maryland continue to grow.

For this reason, I am urging you to issue a favorable report on HB 774, which would allow local jurisdictions to pass Good Cause Eviction laws and prevent families from being evicted unless a corporate landlord provides a legitimate reason. I am also writing to urge you to reject 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.

Some facts:

In FY 2025, landlords filed 4,462 “no cause” or “tenant holding over” eviction cases – a 42% increase since 2019.

[Every dollar spent on eviction prevention returns \\$2.39 to the state from reduced social safety net costs related to homelessness.](#)

Researchers from Loyola University Maryland and others found that [Good Cause has no impact on housing development](#) after examining how Good Cause works in NH, OR, & CA. Some of these jurisdictions have rent stabilization; some do not. It does not matter.

At least [48 local elected officials oppose this false choice amendment.](#)

HB 774 is local enabling legislation *only* – untying the hands of counties so that they can pass 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.

Eight other states – including Colorado and New York last year – and 23 counties and cities have passed good cause eviction laws. Maryland is only one of 5 states that explicitly prohibits counties from passing good cause eviction.

Black families bear the brunt of these evictions. [1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism.](#)

HB 774 is targeted at large corporate landlords who have rigged the system for too long. The bill explicitly exempts landlords who own 5 or fewer rental units in Maryland.

[Up to 25% of households who are evicted become homeless.](#) Good Cause Eviction is a no-cost way for Maryland to prevent more families from becoming homeless at a time in which the federal government is shredding the social safety net.

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

With appreciation,

Laura Grothaus