

Shanell Adams : FAVORABLE Testimony on Good Cause Eviction (2/26/2026)

Good morning. My name is Shanell Adams, and I live in Baltimore County. I am a single mother and a Housing Choice Voucher holder for 20 years.

I lived in the same home for 17 years. I raised my daughter there. I paid my rent. I maintained my unit. I was stable.

In 2023, new management took over my apartment complex. After that, everything changed. Utilities that were once included were now separate from my rent payment. Maintenance issues I reported for years were never fixed. In April 2025, my unit failed inspection for things like missing window screens and crumbling drywall near the bathtub — issues that were not caused by me.

Shortly after that, I received a non-renewal notice.

After 17 years, I was simply told my lease would not be renewed.

No real cause. No meaningful explanation. Just non-renewed.

That decision turned my life upside down.

I have a 702-credit score. But I was denied at least seven times while trying to move. I was flagged for things that were closed, incorrect, or not true. I spent over \$200 in non-refundable application fees. I was charged extra for “holding over” while trying to find somewhere to go.

All of this started because my landlord chose not to renew my lease after 17 years of good tenancy.

The Good Cause Eviction bill matters because tenants like me should not lose their homes without a legitimate reason. **If I pay my rent and follow my lease, I should not live in fear that my housing can be taken away at the end of a lease term for no cause at all.**

Seventeen years of stability should mean something.

This bill would give families like mine basic protection and fairness.

No one who has done everything right should be one non-renewal notice away from housing instability.

I urge you to support Good Cause.

Thank you.