

TESTIMONY
Maryland General Assembly
Economic Matters Committee
In Favor of HB0774 - Local Good Cause Termination (Good Cause Eviction)

Emilee Towey, 240-750-9053
Feb. 26, 2026 at 1:00PM

Good afternoon Chair Valderrama, Vice Chair Charkoudian, and Committee members. My name is Emilee Towey and I am a lifelong Montgomery County resident testifying in support of HB774. I appreciate the opportunity to speak today on the importance of good cause eviction protections. I would also like to extend a thank you to Delegate Wilkins and Smith for recognizing that local jurisdictions should be allowed the choice to implement good cause eviction to help keep people in their homes.

Securing safe and affordable housing is already a struggle in this state for many people; however, low income students and new graduates are especially vulnerable to losing their homes without good cause protections. As a graduate from the University of Maryland, College Park, I and many of my peers have experienced firsthand the difficulties of finding and retaining stable and quality housing. Now, as an incoming first year law school student, I will soon have to repeat the process of finding a safe and quality apartment, and can only hope that my landlord decides to let me stay there between school years.

Currently, landlords only need to provide 60 days notice that they will not be offering a renewal at the end of a lease and do not have to provide a reason. 60 days is not enough time to uproot one's life and start the burdensome and expensive rental process all over again somewhere new, especially knowing the same thing can happen time and time again. Between the renting expenses and the instability, all of my friends, who like me are in their mid 20s with college degrees, have reluctantly decided to live at home with their parents, just to avoid the trouble.

If my heat or an appliance in my apartment breaks, or there is a pest problem, I should be able to call my landlord to request a repair without the legitimate fear that they will retaliate and decide to non-renew me at the end of my lease. If HB774 were to be passed and allowed jurisdictions to enact good cause protections, I would not have to worry that I could be lawfully ordered to vacate between school years and instead could solely focus on getting a higher education and preparing for my future, rather than having to advocate for myself to be steadily housed in the present.

With good cause protections, renters can feel safe in their homes and know that their ability to call the same place home, can't be ripped away for no good reason. I urge the committee to enable local jurisdictions with the choice to protect their residents from unbased, unfair, and unjust non-renewals.

I hope that everyone can agree that no one should be evicted from their home without a good cause. With that being said, I strongly urge a favorable report. Thank you for your time.