

TESTIMONY  
Maryland General Assembly  
Economic Matters Committee  
In Favor of HB774—Local Good Cause Termination (Good Cause Eviction)  
Tim Hoang 415-964-1105

Feb. 24, 2026

Dear Chair Valderrama and Vice Chair Delegate Charkoudian and members of the Committee, thank you for listening to my testimony. I'd like to also thank Delegate Wilkins and Smith and the co-sponsors for introducing this important legislation that could have a life changing impact for many people.

A couple years ago my wife and I moved with our toddler to Montgomery county. The moving process was expensive and exhausting, especially with little children. The cost of renting and driving a Uhaul, packing and unpacking all of the comforts of our home, and finding and settling into a new home are all things we don't want to do again if not absolutely necessary.

Now that we're here, we've gotten to know our neighbors and are looking forward to attending a school we carefully researched. To be forcefully and without good reason uprooted from the community we've established and the relationship with a trusted teacher, would be a disruption across many generations and our community.

With the costs of housing constantly increasing, people cannot always afford to live in the same communities they grew up in. This disproportionately affects seniors, people with disabilities or health issues, families of color, and is especially detrimental to their children's education. So if someone is going to tell me to get out of my home I deserve to know a good reason why.

Without Just Cause evictions, someone could be losing their home just on a whim without rhyme or reason, which for the property is just another "business decision." Allowing jurisdictions to simply decide whether or not they want to require a reasonable cause is the absolute bare minimum. It is the most basic right of governments to determine whether they want to protect communities from unwarranted evictions.

That's why I encourage the members of this committee to not only support Delegate Muse's just-cause eviction bill, but to urge your colleagues to do so as well.

Thank you,  
Tim Hoang