

February 24, 2026

From: Irene Kimani
To: Economic Matters Committee
Regarding: House Bill 774/ Senate Bill 462
Landlord and Tenant - Residential Leases and Holdover Tenancies – Local
Good Cause Termination (Good Cause Eviction)

Chair, Vice Chair, and Members for the Committee, thank you for the opportunity to testify. My name is Irene Kimani, and I'm a resident of Baltimore County. I am submitting this testimony in strong support of HB 0774/ SB 462; the Good Cause Eviction bill.

I lived at the Crossings at White Marsh from July 2019 through September 2025. After experiencing some financial hardship in 2022 that resulted in late payments, I recovered and fully resolved my outstanding balance in June 2023. From that point forward, I paid my rent on time and kept stamped receipts. Despite this, the landlord repeatedly added incorrect charges to my ledger that included late fees, administrative fees and court fees. I submitted multiple written requests for clarification, but the landlord did not respond to my letters, and failed to correct the errors for more than two years.

During this period, the landlord filed numerous Failure to Pay Rent cases against me and I could not afford legal counsel. Each time I had to attend a hearing, I lost work hours and endured significant stress and anxiety. This impacted my job, where I was already working in a difficult and challenging environment with a manager who would dock me for being away for even an hour, despite being allowed an hour for lunch break.

I eventually required medical leave due to the stress and anxiety. When I finally obtained a pro bono attorney in October 2024, she identified even more discrepancies, including improper late fees and filing fees in excess of what was allowed. Despite her attempts to resolve the issues the landlord and their attorney did not initially respond.

In 2025, the landlord attempted to pressure me into signing a letter waving my rights in exchange for correcting the ledger-errors they themselves had created; errors that they had refused to address for over two years. When I declined to sign the letter without legal review, the landlord retaliated by refusing to renew my lease. I was forced to vacate my home of six years.

My experience highlights the power imbalance that tenants face when landlords refuse to renew a lease without an explanation. Tenants who challenge improper charges or stand up for themselves can be pushed out with no opportunity for due process. Those who cannot afford legal representation are especially vulnerable.

HB0774/ SB0462 would ensure that landlords must provide a legitimate reason before refusing to renew a lease or terminating a tenancy. It would protect tenants from retaliation, promote

accountability, and give renters a fair chance to be heard. I respectfully urge the Committee to pass this Good Cause Eviction bill. Thank you for your time and consideration.