

ARubin\_HB0774\_FAV

Anna Rubin

Columbia, MD 21045

Feb. 26, 2026

Testimony on House Bill 0774 – Favorable  
Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause  
Termination (Good Cause Eviction) - Economic Matters Committee  
Feb. 26, 2026

Dear Honorable Chair Valderrama, Vice Chair Charkoudian, and Members of the Economic Matters Committee,

My name is Anna Rubin and I live in Columbia, Maryland. I am a composer, an activist in both Jewish and civic organizations. I am chair of the Social Justice Committee at Columbia Jewish Congregation. I am writing in support of HB0774 – the Good Cause Eviction Act..

My Jewish faith informs my values. The Hebrew Bible emphasizes the importance of caring for the poor, stating that "there shall be no needy among you" (Deuteronomy 15:4), which implies a responsibility to ensure that everyone has access to basic needs, including housing. Additionally, it teaches that helping those in need is a fundamental commitment of the community, highlighting the moral obligation to support the less fortunate.

HB0774 would enable local jurisdictions to enact laws that would protect renters from being evicted for no reason at all by corporate owners of rental properties. We should have the right to have such a law in our county if our voters want it.

For these reasons, I respectfully urge the committee to issue a favorable report on HB0774. Thank you for your time and consideration.

Sincerely,  
Dr. Anna Rubin  
6268 Cobbler Ct.  
Columbia, MD 21045