

February 26, 2026
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TESTIMONY ON HB0774 - POSITION: FAVORABLE

Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

TO: Chair Valderrama, Vice Chair Charkoudian, and members of the Economic Matters Committee

FROM: David M. Friedman

My name is David Friedman. I am a resident of District 14. I am submitting this testimony in support of HB0774, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).

I am an active member of Oseh Shalom, a Jewish Reconstructionist congregation located in Laurel, MD. Jewish tradition emphasizes that every person, regardless of race or income, should have a safe and stable home. One text resonates with me - the prophet Micah understood that housing is more than a roof over one's head and that to deny a person safe housing is not only robbing them in the present but robbing their family for generations to come. As a long-time homeowner, I also appreciate the importance of housing stability and am concerned about the challenges that many renters face in Maryland's dynamic housing market. Currently in Maryland, corporate landlords can evict a tenant for no good reason and as a result too many Marylanders face severe housing instability. HB0774 provides an important tool for both tenants and landlords and would place Maryland in step with many other states and localities.

This bill is particularly important to protect tenants from arbitrary, retaliatory, or discriminatory evictions, while not undermining legitimate business interests. Research shows that good cause eviction laws greatly decrease eviction filings meaning that fewer Marylanders would be at risk of being put out of their homes. Research is also clear that Good Cause Eviction has [no impact on new housing development](#). As an enabling measure, HB0774 allows, but not mandates, local counties to adopt their own good cause laws that meet local needs, while establishing consistent statewide standards for what constitutes "good cause". It also exempts small landlords, keeping the focus on corporate landlords.

In our dynamic housing market, Maryland's local jurisdictions should have all the tools they need to address the challenge of providing safe, fair, and affordable housing for residents. **I respectfully urge this committee to return a favorable report on HB0774.**