

February 26, 2026

Deedee Jacobsohn
North Bethesda, MD 20852

TESTIMONY ON HB774 - 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: Deedee Jacobsohn

My name is Deedee Jacobsohn and I am a resident of District 16 in MONTgomery County. I am submitting this testimony **in support of HB774: Good Cause Eviction.**

I am a member of B'nai Israel Congregation in Rockville and am an active participant in its Social Justice group. Jewish law requires that we keep everyone housed. The Talmud, the source of Jewish Rabbinic law, includes many laws defining the minimum requirements for safe and stable housing, including limits on when a tenant can be evicted. **The idea of permitting a landlord to arbitrarily refuse to renew a lease and cause tenants to be evicted is anathema to Jewish values, and to the fundamental right to housing.**

Evictions are traumatic experiences. I was on a group chat when one member described in real time how their belongings were strewn outside along a street and passersby were helping themselves to whatever wasn't broken. I've met people who, after being evicted, couldn't find a place to live in the same neighborhood and were compelled to move far from familiar neighbors and friends—often out of the county. Children who can't stay in the same school suffer huge educational setbacks as they struggle to adjust after a stressful and confusing experience.

A lease establishes the conditions for the use of a rental property. Renters should be secure in knowing that as long as they fulfill their obligations, they will have a safe and stable home. Permitting landlords to arbitrarily refuse to renew a lease, without a "good cause," is destructive to the fabric of our communities and the mental and physical health of our neighbors. Yet Maryland prohibits local jurisdictions from enacting good cause eviction legislation,

In a time of tremendous uncertainty and stress, renters should at least have the peace of mind of knowing that they can stay in their home, in the community where they are putting down roots. Let our counties have the ability to prevent arbitrary evictions! **I therefore respectfully urge this committee to return a favorable report on HB#774: Good Cause Eviction.**