

**TESTIMONY**  
**Maryland General Assembly**  
**Economic Matters Committee**  
**In Favor of HB0774 - Local Good Cause Termination (Good Cause Eviction)**  
**Jackie Mashinya, 240-483-9522**  
**Feb. 26, 2026 at 1:00PM**

Good Afternoon Madam Chair, Madam Vice Chair, and Members of the Committee,

My name is Jackie Mashinya, and I am a recently returned Peace Corps Volunteer who hopes to make Baltimore City my long-term home. I stand before you today to testify in support of House Bill 0774.

During my Peace Corps service in Fiji as a community economic empowerment volunteer, I worked closely with communities where stability, trust, and long-term relationships were essential to the community's success. One of the biggest takeaways I learned is that people can only invest in their communities, socially, economically, and emotionally when they feel secure about where they live.

Upon returning home, I hope to put down roots in Baltimore City. To build community relationships, engage in neighborhood life and strengthen my social network. However, that vision remains deeply uncertain when housing stability is not guaranteed for tenants in the city like me. Under current law, a tenant who has done everything right, paid rent on time, followed lease terms, been a good neighbor, can still face nonrenewal or termination without a good reason. That instability makes it difficult to plan for the future or truly call my building a home.

It is hard to build a life when you do not know whether your housing is secure or subject to the whim of a landlord who can decide, without justification, that you must leave. How can someone like me commit to a community, build lasting relationships, or invest in neighborhood life if I could be forced to move with no explanation?

HB0774 addresses this issue in a thoughtful and balanced way. It does not impose a statewide mandate but instead gives counties the authority to adopt local laws requiring good cause for lease nonrenewal. This flexibility allows local governments to respond to their housing needs while ensuring fairness and predictability for its tenants.

Stable housing is not just about shelter, it is about dignity, continuity, and the ability to fully participate in community life. Housing is a basic human need, and I strongly believe a right. Good cause laws create a balance between landlord rights and tenant protections, ensuring that renters who follow the rules aren't displaced without justification. HB0774 is necessary for stronger neighborhoods and more resilient communities.

Thank you for your time and consideration.

Jackie Mashinya

