

Thursday, February 26, 2026

Sherry Glazer

Bethesda, Maryland 20815

TESTIMONY ON HB# 0774- POSITION: FAVORABLE

**Landlord and Tenant - Residential Leases and Holdover Tenancies-
Local Good Cause Termination**

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

FROM: Sherry Glazer

My name is Sherry Glazer and I am a resident of District 16. I am submitting this testimony in support of HB# 0744, known as the Good Cause Eviction bill. I would like to first thank Delegate Jheanelle Wilkins (D-20), who has introduced several iterations of a good cause bill over the years and is sponsoring this bill once again. I am a retired attorney who has practiced over 40 years in Maryland, New York and the District of Columbia, in areas that include real estate and zoning law, affordable housing and landlord-tenant law.

I first learned about good cause eviction laws as a law student in New Jersey. Working in the Legal Aid Clinic (supervised by an experienced attorney) I was assigned to represent a tenant during an eviction hearing in a Newark court. My client was an African-American transgender woman whom the landlord claimed had breached her lease by engaging in “objectionable conduct”. When I interviewed her she appeared to be a model tenant. She regularly paid her rent on time, and appeared to live a quiet lifestyle. Fortunately for her, NJ had a just cause eviction law in place that required the landlord to prove specific grounds to evict.

As in most States, New Jersey eviction cases were “summary proceedings”, which meant they proceeded on a fast timetable, generally without the benefit of pre-trial discovery. The landlord had provided very little information regarding the claim of “objectionable conduct” and my supervising attorney suggested I proceed to trial. To my surprise and delight, the landlord was unable to establish any persuasive facts regarding the tenant’s “objectionable conduct” and the Court dismissed the eviction case. I never learned the landlord's actual motivation for bringing this case, but suspected it was related to the tenant’s race and/or transgender identity.

Is it any less reasonable to require a Maryland landlord to allege and prove grounds for eviction? What about the landlord who has no valid legal grounds but is retaliating against a tenant who complained about living conditions, or one who organized a tenant union. Or, the landlord who merely wants to wrest control of a rent stabilized unit in order to raise the rent. I think not.

I respectfully urge this committee to return a favorable report on HB# 0744 and add no weakening amendments.