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TESTIMONY ON HB0774 – 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 House Economic Matters Committee

FROM: Susan Allen

My name is Susan Allen. I am a resident of District 30A. I am submitting this testimony in support of SB#462, Local Good Cause Termination (Good Cause Eviction).

I have written to your committee year after year in support of Local Good Cause Termination.

My friend Linnell, her adult son with severe disabilities, and middle-school granddaughter were evicted recently from a rental home in Baltimore City. Thanks to a friend, Linnell was able to move into house rent-free after she searched for almost six months unsuccessfully for a rental unit.

My church St. Anne's Episcopal and the MD Episcopal Public Policy Network have joined many Marylanders in supporting the right of local jurisdictions to decide whether its voters want Good Cause Eviction.

Yet, in spite of wide-spread support by faith groups, members of the Maryland General Assembly have not brought Good Cause Eviction to the Chamber for a vote.

Some members of the Maryland General Assembly believe that more housing units will be created by allowing landlords to force one family out of their rental unit so that another family can move in—often at a steeply

higher rent. This is magical thinking. The MGA has set up a desperate renters' musical chairs. When the eviction music starts, six renters are forced out of their units and six unhoused renters fight to take their chairs. Then, the six evicted renters have no place to go and join the people on the outside ring circling to find a place to live. There are never enough rental units; and no matter how many ads you see for rental units, many Marylanders experience a rental emergency.

And children need stable rental situations, not unexplained landlord eviction letters and court proceedings.

In the depth of the frigid winter when no Maryland resident should face eviction, it's time to level the playing field between renter and landlord by letting local people decide whether landlords have to give a valid reason for evicting their neighbors.

I respectfully urge this committee to return a favorable report on #HB774.