

Date of Hearing: February 26, 2026

Kenneth Lemberg
Silver Spring, MD 20910

TESTIMONY ON HB# 0774 - 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: Kenneth Lemberg

My name is Kenneth Lemberg. I am a resident of District 20. I am submitting this testimony in support of HB# 0774, Good Cause Eviction.

I support Delegate Wilkin's bill HB 0774, because a residential lease represents someone's home, which should be stable, as everyone has a right to stable housing. It is cruel to throw someone out of his/her home for no good reason, such as retaliation. In the case of a family, this is true for parents and certainly for children, who need stability in their education and development. Stable residents can contribute more to the community. I am a long-time renter in Silver Spring and would fear being evicted for an inappropriate reason if I had an unscrupulous landlord.

Additionally, last year I worked with Maryland veterans facing eviction, as per my written testimony last year to the Senate Judicial Proceedings Committee and the respective House Committee. Some of them were facing eviction notices on relatively short notice for dubious reasons: this appeared most unfair and represented life upheaval with little stability. These were folks who had served their country, and I believe they deserved better.

Once again, HB# 0774 - Good Cause Eviction, represents a humane way for landlords to indicate whether a residential rental lease will be renewed. It helps lessen the prevalence of discrimination, harassment, and/or retaliation on the part of landlords when an existing rent-paying and reasonable tenant wants to stay in a rental property. **I respectfully urge this committee to return a favorable report on HB# 0774.**