

TESTIMONY
Maryland General Assembly
Economic Matter Committee
In Favor of HB774—Just Cause, Local Enabling
Chris Perry, 301-587-1078
Feb. 26, 2026

Good afternoon, Chairman Valderrama and Vice Chair Charkoudian, Committee Members.

My name is Chris Perry and I am a senior citizen and an Air Force Veteran.

My wife Kathy and I are long-term renters. Many of you will remember I have spoken to the General Assembly committee during past sessions.

Kathy and I have rented our home for 17 years and hope to continue to do so for as long as we can provided our rents do not increase unreasonably beyond our fixed incomes, and provided our landlord does not decide to order us to vacate our home – for no justifiable reason -- with just 60 days' notice.

Seniors like us increasingly depend on our homes to be stable. As we grow older, our social calendars include as many doctors appointments as movie and dinner nights out. The idea that those of who rent our homes should be seen as temporary residents who at any time should expect to move is not only unreasonable, but hazardous to our health, and damaging to the overall welfare and prosperity of the community we belong to.

Kathy and I are renter activists. We believe in speaking up when building conditions need improvement. But we are in constant fear, like all renters, that to do so could mean eviction. We ask you to move this legislation on to the General Assembly. You don't have to agree with good-cause protections, but you should agree that the people of each jurisdiction should have a right through their elected representatives to enact just-cause protections to the degree they see fit. As you can see today, the request for this authorization is statewide.

We are not college students living in a dormitory, or tourists staying in hotel or Airbnb. We are permanent, voting residents who have a stake in our communities and our homes. In past years, I have appeared before you with a similar request that you favorably report this bill. How many more times will I have to repeat my request for you to hear me?

Thank you

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