

To: House Economic Matters Committee

From: Merryl Azriel, 776 Kimberly Ct E Gaithersburg MD 20878

Date: Feb 23. 2026

Subject: SUPPORT for HB 774 - Local Good Cause Termination (Good Cause Eviction)

Dear Committee,

My name is Merryl Azriel and I am a resident of Gaithersburg in Montgomery County.

I am writing to express my strong support for HB 774 - Local Good Cause Termination.

Currently, in Maryland, landlords can evict tenants or refuse to renew a lease without providing any reason. This allows for unjust, retaliatory, and discriminatory actions against renters, causing severe housing instability and contributing to homelessness for thousands of families.

I also urge the Committee to pass a clean HB 774 and reject poison pill amendments that would force counties and renters to choose between having strong rent stabilization and good cause eviction protections. This is a false choice. We need stable rents and stable homes.

I am sick of living in a region of so much wealth that nonetheless leaves so many people behind. It is past time we put a stop to shady landlord practices and promote housing stability for Maryland Residents.

- In FY 2025, landlords filed nearly 5,000 “no cause” or “tenant holding over” eviction cases – a 42% increase since 2019. HB 774 would allow local jurisdictions to pass Good Cause Eviction laws and prevent families from being evicted unless a corporate landlord provides a legitimate reason.
- Corporate landlords today can evict a family who has a voucher or who has children, or because of race, disability, or sexual orientation. Black families bear

the brunt of these evictions: 1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism. HB774 prevents discrimination.

- Currently, over 5,000 Maryland families are made homeless each year because of an eviction. Good Cause Eviction is a no-cost way for Maryland to prevent more families from becoming homeless at a time in which the federal government is shredding the social safety net.

Good cause eviction is not about preventing landlords from removing tenants who break the rules—it is about ensuring fairness and transparency. HB 774 will lift unfair restrictions that currently *prevent* Maryland counties from passing good cause eviction legislation if they want to and give residents the opportunity to stay rooted in their communities if they are abiding by the lease.

Maryland is currently one of ***only five states*** that prohibit counties from passing Good Cause Eviction Law. Eight states, including many surrounding us, have already passed similar “Good Cause” protections. It is time for Maryland to join them and ensure that “no reason” evictions are no longer legal.

For these reasons, I urge a favorable report on HB 774.

Sincerely,

Merryl Azriel