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Chair, Ways and Means Committee

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Committee



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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

FEBRUARY 26, 2026

House Bill 774 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

Dear Colleagues,

I am pleased to present **House Bill 774 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**, a statewide enabling bill authorizing a county, including Baltimore City, to adopt by local law or ordinance provisions prohibiting a landlord of residential property from failing to renew a lease without good cause.

Housing is a basic human need, and the urgency for housing security should be a priority during this legislative session.

Displacement from a home has a tremendous negative impact on vulnerable residents in our community and can lead to difficulty finding and maintaining a job, student transiency, and homelessness, among other negative impacts. Our current system creates an imbalance of power when a landlord can remove a tenant from their home with no reason provided, causing many residents to avoid reporting unsafe conditions or requesting necessary repairs out of fear of retaliation.

I'm proud to champion House Bill 774 to protect our residents and vulnerable neighbors from unjust eviction while giving localities the option to enact county legislation in accordance with state law.

For these reasons, I urge your **favorable vote** on **House Bill 774, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**.

Sincerely,

A handwritten signature in cursive script that reads "Jheanelle Wilkins".

Delegate Jheanelle Wilkins