

February 26, 2026
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TESTIMONY ON HB774/- POSITION: (FAVORABLE)
Good Cause Eviction

TO: Chair Valderrama, Vice Chair Charkoudian, and members of the Economic Matters Committee

FROM: Emily C. Blank

My name is Emily C. Blank, and. I am a resident of District 47a. I am submitting this testimony in support of HB#774 (Good Cause Eviction). I would like to thank Delegate Wilkins for sponsoring this bill..

I am a member of Congregation Oseh Shalom in Laurel, MD and a core leader in the Maryland chapter of Bend the Arc, Jewish Action. I care about this bill, because housing, right now, is expensive, both monetarily and in (terms of finding it) mentally draining. Since eviction may cause homelessness, especially now, I don't believe landlords should evict tenants without a very good cause.

Human beings require stability in order to thrive. The prophet Isaiah exhorts us to "take the poor into your homes", and Jewish law attempts to guarantee housing stability.

I recall experiencing housing instability as a graduate student, living in several apartments for several months at a time each, before finally finding an apartment. It was extremely stressful, and no doubt slowed my completion of the program. I was young and resilient then, I shudder to think of what it would be like to lack a stable place to live in 2026. I can't imagine finding an apartment, settling in, and then having a landlord decide not to renew my lease without a good reason,

The passage of this bill would make this sort of housing instability less likely, ensuring that good tenants feel secure in their homes.

I respectfully urge this committee to return a favorable report on a clean version HB#774.