

**Long Branch Housing Action Team (LBHAT)**  
**HB 774 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

**Hearing before the House Economic Matters Committee, February 26, 2026**

**Position: SUPPORT (FAV)**

**Long Branch Housing Action Team (LBHAT) is part of Renters United Maryland and urges the House Economic Matters Committee to issue a favorable report on HB 774.**

**(English Translation below)**

Mi nombre es Paola. Soy residente de Long Branch desde el 2012 y desde 2023 soy miembro del Equipo de Acción de Vivienda de Long Branch. Escribo esta carta para compartir mi mala experiencia de vivir en los apartamentos de esta comunidad, y mi miedo a denunciar los problemas persistentes porque no puedo permitirme que me desalojen.

Desde que vivo en esta dirección, tengo el problema de moho en el baño, paredes y ventanas. Luego, otro problema recurrente es el mal mantenimiento de la puerta principal que hace inseguro al edificio. La cocina, aunque fue cambiada en una ocasión, tiene problemas y solo dos hornillas funcionan. El tumbado de la sala tiene una grieta grande desde hace ocho años y cuando llegan a "arreglar" solo pintan, tapando el problema.

Sé que mis vecinos del mismo edificio tienen problemas de vivienda similares. Frente a todo esto, pensé en levantar mi queja en el departamento de Landlord and Tenants Affairs, pero me detiene el temor de que al enterarse de esto, la administración no me renueve el contrato o tome otras represalias en contra de mi familia.

**Les pido amablemente que consideren mi petición de apoyo a la ley de Good Cause Eviction que de alguna manera nos daría alguna protección frente a esta injusta situación.**

My name is Paola. I have been a resident of Long Branch since 2012, and since 2023, I have been a member of the Long Branch Housing Action Team. I am writing this letter to share my negative experience living in the apartments in this community, and my fear of reporting ongoing problems because I can't afford to be evicted.

Since I moved to this address, I have had a problem with mold in the bathroom, on the walls, and around the windows. Another recurring problem is the poor maintenance of the front door, which makes the building unsafe. The kitchen, although it was renovated once, still has problems, and only two burners on the stove work. The living room ceiling has a large crack that has been there for eight years, and when they come to "fix" it, they only paint over it, covering up the problem.

I know that my neighbors in the same building have similar housing problems. Given all of this, I considered filing a complaint with the Landlord and Tenant Affairs department, but I am afraid that if the management finds out, they will not renew my lease or will take other retaliatory actions against my family.

**I kindly ask you to consider my request for support of the Good Cause Eviction law, which would somehow provide us with some protection against this unjust situation.**