



Committee: Economic Matters

Testimony: HB0774 -Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

Organization: Jewish Community Relations Council of Howard County, MD

Submitting: Laura Salganik, Chair

Position: FAVORABLE

Hearing Date: February 24, 2026

Dear Chair Valderrama, Vice Chair Charkoudian, and Committee Members:

The Jewish Community Relations Council of Howard County is submitting this testimony in favor of HB774 which will enable counties to adopt provisions to prohibit certain landlords from terminating or failing to renew leases without good cause.

Our Jewish values oblige us to work to create a fair and just society. Currently, a landlord has free reign to fail to renew a lease or evict a tenant during a holdover tenancy for any reason, or for no reason at all. Good cause eviction would allow tenants to stay in their homes without fear of being evicted or having their lease terminated for frivolous reasons or because they organize against unscrupulous landlords or complain about conditions.

We believe that everyone is entitled to a safe and stable place to live. This law allows tenants the security of knowing that they will not be arbitrarily evicted. Keeping families in their homes makes them more likely to engage with their communities since they know they will be able to stay. In addition, Landlords benefit from having reliable long term residents.

Stability is crucial for all families, but particularly those with children so that they have access to consistent education and healthcare and live without fear of having to move on the whim of an unjust landlord. This bill would alleviate the fear while still allowing landlords the ability to evict a tenant for legitimate reasons. This should not have any

adverse impact on the supply of rental housing, as any reputable landlord will be comfortable limiting eviction of tenants to those for whom they have good cause.

We urge the Committee to give a favorable report.