



HB 774

Landlord and Tenant Residential Leases and Holdover Tenancies - Local Good Cause Termination  
**(Good Cause Eviction)**  
**Position:** Favorable

Dear Chair Valderrama and members of the Economic Matters Committee,

My name is Ricarra Jones, and I am the Political Director with 1199SEIU United Healthcare Workers East. We are the largest healthcare workers union in the nation, with 10,000 members in Maryland and Washington, DC. We are also a part of Renters United Maryland coalition. 1199 SEIU supports **HB 774 Landlord and Tenant Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**.

Currently in Maryland, corporate landlords can evict a tenant for *no good reason* and as a result many Marylanders are facing severe housing instability. In our state, 5,000+ families are made homeless each year because of an eviction and more than 30,000 Marylanders experience homelessness each year. There is a dire need to curb evictions and keep Marylanders rooted in our communities.

1199 SEIU supports HB 774 because we believe housing justice is key to health justice. Evictions are not just a symptom of poverty; evictions cause poverty and homelessness. This legislation will simply ensure tenants have the opportunity to exercise their right without fear of retaliation or discrimination. Removing tenants without needing to provide reason makes vulnerable tenants powerless amidst housing instability.

Research shows that good cause eviction laws greatly decrease eviction filings meaning that fewer Marylanders would be at risk of being put out of their homes. This would mean fewer evictions for Black Maryland residents who – because of centuries of government-sponsored housing discrimination – are disproportionately impacted by evictions. 1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism. The research is also clear that Good Cause Eviction has [no impact on new housing development](#).

As Maryland's budget deficit looms, passing enabling legislation for local Good Cause Eviction laws would save the state money on support programs and provide a no-cost way to prevent homelessness, strengthen our communities, and hold corporate landlords to account.

For this reason, I urge a favorable report on HB 774.

Sincerely,

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Political Director | 1199SEIU United Healthcare Workers East