

February 12, 2026

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Baltimore, MD 21201

**TESTIMONY ON SB0462 - POSITION: FAVORABLE**

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

**TO:** Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

**FROM:** George Bourozikas

**My name is George Bourozikas. I am a resident of District 46. I am submitting this testimony in support of SB0462, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).**

I am a resident of Baltimore City. While I am primarily employed as an IT professional, I am also a small landlord. It so happens that our home is too big for a single family and was, over the years, subdivided into three apartments, three of which we rent.

My wife and I take this responsibility very seriously. While renting the apartments allowed us to buy the house and allows us to maintain it, we also see ourselves as stewards of the property and partners to our tenants. We believe that they have as much of a right to be here and enjoy good housing as we do, as anyone does. We specifically reject the idea that we should be able to evict any of our tenants at will, just because we may not “like” them or disagree with their views or choices.

The law gives us plenty of tools to use against tenants who pose a threat, are a *true* nuisance, or do not meet their contractual obligations. All too often the no cause eviction capability has been used to penalize tenants who are not willing to relinquish their rights and to intimidate tenants who may want to exercise them. This is wrong, and should not be an option in Maryland.

As a conscientious landlord, I have nothing to fear from this bill. On the contrary, I want my tenants to be empowered to exercise their right to good and non-discriminatory housing without fear of retribution. **I respectfully urge this committee to return a favorable report on SB0462.**