

Feb. 12, 2026
Dr. Anna Rubin
Columbia, MD 21045

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: Dr. Anna Rubin

My name is Anna Rubin. I am a resident of District 13. 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 chair of the Columbia Jewish Congregation Social Justice Committee. Jewish texts are full of laws about keeping homes safe for the people who live in them. The prophet Micah understood that housing is more than a roof over one's head and that to deny a person safe housing is not only robbing them in the present but also robbing their family for generations to come. Especially when the federal government is actively working to destroy lives and livelihoods, it is essential that state governments step up to meet their moral obligation and ensure that everyone has a home.

Every person, regardless of race or income, should have a safe and stable home. But some landlords think that their own profit is more important than safety and stability for Black and brown renters, and they let the buildings they own fall into disrepair, or throw whole families out on the street to try to squeeze more money out of the next renters.

I have watched colleagues fight back against unfair laws, evictions, and unsafe conditions that renters are impacted by. I support them from my privilege of always having had the security of safe home.

I urge you to give a favorable report on SB0462.

Sincerely,

Dr. Anna Rubin