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**SB 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local
Good Cause Termination (Good Cause Eviction)**

Hearing before the Senate Judicial Proceedings Committee, Feb. 12, 2026

Position: SUPPORT (FAV)

My name is Sheila Somashekhar. I am a member of the Long Branch Housing Action Team (LBHAT) and a resident of the Long Branch neighborhood in Montgomery County. I urge the Senate Judicial Proceedings Committee to issue a favorable report on SB 462.

I believe this legislation is important because:

- **It fills a crucial need for tenant stability** in our diverse neighborhood and region. In my years living in Long Branch and as a member of LBHAT, I have heard numerous stories from neighbors who are dealing with mold, rodents, and other hazards in their homes. Many of my neighbors have shared that even as responsible renters, they are afraid to formally report violations or advocate for better conditions, for fear of not having their leases renewed. Some who have stepped forward have in fact had their leases terminated. Good cause protections would provide an important layer of protection for renters, removing one powerful and legitimate source of fear that hinders our community's pursuit of healthy and safe living conditions for all.
- **It offers a path to long-term stability.** In my life, I have benefited from strong protections as a renter in other jurisdictions. Years of predictable rent increases and the knowledge that my lease would carry over year to year provided me with the ability to develop a monthly savings plan and plan for my future. These years of stability as a renter were part of what allowed me to make roots in Montgomery County. Whether renters or owners, I believe all Marylanders deserve this ability to plan for their futures, and good cause protections would help achieve this goal.

I would also like to see new housing supply, which I believe is part of the solution to long-term affordability and preserving the economic, racial, and ethnic diversity that makes our community unique. However, it is too easy to burden renters with the responsibility for correcting the systemic problems that have led to a local and national housing shortage. Researchers have found that Good Cause has no impact on housing development. Good cause is in fact a part of the suite of solutions that will help us meet the substantial housing needs facing Marylanders.

I urge a favorable report on SB 462 and thank you for the opportunity to weigh in.