

Date of Hearing: 12 February, 2026

Prabu Selvam
Gaithersburg, MD 20878

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: Prabu Selvam

My name is Prabu Selvam. I am a resident of District 15. I am submitting this testimony in support of SB0462 Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).

When my parents were recent immigrants to the U.S., living in Rockville, MD, we were evicted from our apartment with little notice because, as an infant learning to walk, I made too much noise for the tenants living below us. Those tenants had a close relationship with the landlord and knowing that as recent immigrants we would be powerless against them, they had our family pushed out.

My parents spoke English and had college degrees, but they felt vulnerable and intimidated by a system that they did not fully understand. With two young children, my parents had to scramble to find appropriate housing for us on short notice with meager salaries that limited their options.

I think about the tens of thousands of families in Montgomery County and across the state that experience financial and housing uncertainty. Landlords have immense power over these families in the absence of good-cause eviction protections. Especially at a time when immigrant families are increasingly distrusting of government authorities, they are especially vulnerable to exploitation by landlords and are likely to fear reporting to local authorities. Landlords that are guilty of violating their obligation to provide a safe and functional living environment, or who have been unresponsive to the needs of tenant families, may choose to evict without good cause to protect themselves. This creates an environment of potential exploitation with severe lack of accountability.

Let's stand up for our most vulnerable across the state, so that all our families can thrive and be better protected from discrimination and harm.

I respectfully urge this committee to return a favorable report on SB0462 .