

**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)**

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My name is Michael Lent, and I am a Maryland resident and I urge the Senate Judicial Proceedings Committee to issue a favorable report on SB 462.

**Whether homeowner or renter – across race, class, and zip code – all Marylanders deserve the chance to put down roots in our communities.** Yet, in FY 2025, landlords filed nearly 5,000 “no cause” or “tenant holding over” eviction cases – a 42% increase since 2019. SB 462 would allow local jurisdictions to pass Good Cause Eviction laws and prevent families from being evicted unless a corporate landlord provides a legitimate reason. **I urge the Committee to pass a clean SB 462 and reject poison pill amendments that would force counties and renters to choose between having strong rent stabilization and good cause eviction protections. This is a false choice. Marylanders need stable rents and stable homes.**

**Good Cause is essential to affordable housing.** Nothing is more costly to families than eviction – moving expenses, finding a new home with few options, transferring schools in the middle of the year. [Every dollar spent on eviction prevention returns \\$2.39 to the state from reduced social safety net costs related to homelessness.](#)

**Please reject any poison pill amendment that forces renters/counties to choose between stable rents (rent stabilization with vacancy control) and stable homes (good cause eviction).** Rent stabilization with vacancy control protects renters from rent-gouging and keeps rents lower for decades. Without vacancy control (i.e., a 10% cap on rent increases even when the home becomes vacant), rent stabilization does not work. [Rents rise dramatically when the tenant vacates, so corporate landlords have more incentive to find “good cause” for an eviction.](#) **There is no evidence that reasonable rent stabilization with vacancy control and an exemption for new construction affects housing production.**

**At least [48 local elected officials oppose this false choice amendment.](#)** In March 2025, these local elected officials – including a majority of the Montgomery County, Prince George’s County, and Baltimore City councils as well as the chief executives in Montgomery County, Anne Arundel County, and Baltimore City, – issued a signed a letter

to the General Assembly opposing any bill that would force their counties to choose between vacancy control and good cause eviction.

**SB 462 is local enabling legislation only – untying the hands of counties so that they can pass good cause eviction legislation if they want to** and give residents the opportunity to stay rooted in their communities if they are abiding by the lease. If a county chooses to pass good cause, they will then integrate the new law into alignment with other local policies to meet local needs. 8 other states<sup>1</sup> – including Colorado and New York last year – and 23 counties and cities have passed good cause eviction laws. **Maryland is only one of 5 states that explicitly prohibits counties from passing good cause eviction.**

SB 462 is targeted at large corporate landlords who have rigged the system for too long. **The bill explicitly exempts landlords who own 5 or fewer rental units in Maryland.**

[Up to 25% of households who are evicted become homeless.](#) **Good Cause Eviction is a no-cost way for Maryland to prevent more families from becoming homeless at a time in which the federal government is shredding the social safety net.**

For these reasons, I respectfully urge a Favorable report on SB 462.  
Thank you for your time and consideration.

Sincerely,  
Michael Lent  
Parkville, MD 21234

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<sup>1</sup> California, Colorado, Connecticut, New Hampshire, New Jersey, New York, Oregon, and Washington (and D.C.)