

Date of Hearing: February 12, 2026

Kenneth Lemberg
Silver Spring, MD 20910

TESTIMONY ON SB# 0462 - 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: Kenneth Lemberg

My name is Kenneth Lemberg. I am a resident of District 20. I am submitting this testimony in support of SB# 0462, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).

I support Senator Muse's bill SB 0462, because a residential lease represents someone's home, which should be stable, as everyone has a right to stable housing. It is cruel to throw someone out of his/her home for no good reason, such as retaliation. In the case of a family, this is true for parents and certainly for children, who need stability in their education and development. Stable residents can contribute more to the community. I am a long-time renter in Silver Spring and would fear being evicted for an inappropriate reason if I had an unscrupulous landlord.

Additionally, last year I worked with veterans facing eviction, as per my written testimony last year. Some of them were facing eviction notices on relatively short notice for dubious reasons; this appeared most unfair and represented life upheaval with little stability. These were folks who had served their country, and I believe they deserved better.

Once again, SB 0462 - Good Cause Eviction, represents a humane way for landlords to indicate whether a residential rental lease will be renewed. It helps lessen the prevalence of discrimination, harassment, and/or retaliation on the part of landlords when an existing rent-paying and reasonable tenant wants to stay in a rental property. **I respectfully urge this committee to return a favorable report on SB 0462.**

