

My name is Allison Evans. I am a resident of District 23. 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've been a resident of Prince George's County, Maryland for most of my adult life, having moved here right after graduating from college.

When I first came to Maryland I, like many recent college graduates, lived in an apartment complex. My neighbors and I mostly rented because we didn't have the money saved up for mortgage on a single family home. Some of my neighbors were young and single, like I was. Others were families with multiple children, elders with medical issues requiring an in-home caretaker, or middle-aged couples working multiple jobs. Some stayed only a year, others were there before I arrived and still there when I moved out a few years later. Renters are an entire swathe of our population here in Prince George's County. There is no one "type" of person who needs to rent an apartment. However, for all renters, that apartment is home for them.

When landlords have the power to suddenly evict residents without cause, people lose their homes suddenly and without recourse. I think how difficult it would have been for me if I had been evicted through no fault of my own. I would have had to go through the process of finding a new apartment in an area close to my work, moving my belongings, finding somewhere that would accept me bringing my cat with me... and then I imagine the parents upstairs from me doing that with their three young children. Or the lady across from me who needed a caregiver, trying to move her things. The stress and anxiety that it would have caused me would be amplified by different life circumstances.

I hope that when considering this bill you are able to put yourselves in the shoes of anyone who might live in a place where the landlord suddenly decides to evict without cause. Picture what you would have to go through, the hassle, the expense, and then amplify that for someone in a more difficult life circumstance. A tenant lives in their home. The home just happens to be rented. I respectfully urge this committee to return a favorable report on SB0462.