

Long Branch Housing Action Team (LBHAT)
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)

Long Branch Housing Action Team (LBHAT) is part of Renters United Maryland and urges the Senate Judicial Proceedings Committee to issue a favorable report on SB 462.

(English translation below)

Me llamo Yolanda. Con esta carta me dirijo a ustedes que yo tuve una experiencia que hace años atrás nos desalojaron del apartamento donde vivíamos yo y mis hijos. Los dueños me dijeron que era por pagos atardados en la renta que habían encontrado en los 12 años que había vivido allí. Hubo casos de pagar el lunes cuando el mes cambió el domingo. Nos daban una multa que siempre pagamos.

Gracias a dios pude encontrar un nuevo lugar y en julio vamos a cumplir 16 años viviendo allí. Ahora tenemos problemas que se tardan mucho para llegar a atender. No se como podemos hacer con esta situación. Espero nos puedan ayudar. A veces no nos quejamos por la razón que si nos quejamos nos dicen que los desalojan.

En diciembre el congelador de mi refrigeradora dejó de funcionar. Llame de inmediato y me dijeron que alguien iba a llegar, y hasta hoy en febrero nadie ha llegado a pesar de llamar una segunda vez al mantenimiento quien me repetía que alguien iba a llegar. Pero todavia nadie aparece y no tengo uso de mi congelador.

Lo peor es que me acaban de mandar una carta diciendo que en julio al renovar mi contrato sera de 2 anos, y el incremento en mi renta no sera de \$50 como siempre, sino \$200! Eso se calcula en un incremento de 12.25%! Esto no me parece justo, ni legal.

Les solicito que apoyen la propuesta de ley SB 462, a favor del desalojo por causa justificada.

My name is Yolanda. I am writing to you because years ago, my children and I were evicted from the apartment where we lived. The landlords told me it was due to late rent payments they had found over the 12 years I had lived there. There were instances of paying on Monday when the month changed on Sunday. They gave us a fine, which we always paid.

Thank God I was able to find a new place, and in July we will have been living there for 16 years.

Now we have problems that take a very long time to be addressed. I don't know what to do about this situation. I hope you can help us. Sometimes we don't complain because if we do, they say we'll be evicted.

In December, the freezer in my refrigerator stopped working. I called immediately, and they told me someone would come, but as of today, in February, no one has come, despite me calling maintenance a second time. They kept telling me someone would come. But still, no one has shown up, and I can't use my freezer.

The worst part is that they just sent me a letter saying that when my contract renews in July, it will be for two years, and the rent increase won't be \$50 as usual, but \$200! That's a 12.25% increase! This doesn't seem fair or legal to me.

I urge you to support SB 462, which would allow for eviction for just cause.