

**Testimony on Senate Bill – Favorable
Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good
Cause Termination (Good Cause Eviction)**

Senate Judicial Proceedings Committee

February 12, 2026

Dear Honorable Chair Smith, Vice Chair Waldstreicher, and members of the committee,

I am writing to offer favorable testimony in support of **SB0462 Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**.

I am a primary care physician who sees poor people and undocumented immigrants. Many of them are under stress caused by the threat of eviction. They cannot focus on their health, family, or work – all things necessary to life. We know that landlords will evict without good cause.

“Just cause” or “good cause” laws protect tenants from this kind of retaliation, and from being evicted for no reason at all. These laws strengthen other renter protections by ensuring that tenants can hold their landlords accountable without fear of losing their homes. This bill would allow counties across Maryland to adopt their own “good cause” laws that meet local needs. Please make this the year that this bill gets out of committee.

When you are asked in future years what you did to protect all residents of Maryland, you can point to this bill as evidence.

I urge JPR to issue **a favorable report** on SB0462, for the good of my patients.

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