

# **SB462 - Good Cause Eviction Testimony.pdf**

Uploaded by: Abby Snyder, Co-Chair

Position: FAV



**SB462: Good Cause Eviction**  
**Senate Judicial Proceedings Committee**  
**February 12, 2026**  
**SUPPORT**

**POVERTY FREE MARYLAND**

*Poverty Free Maryland envisions a Maryland without poverty, and a future where all Marylanders have the support and economic stability that's needed to thrive.*

Currently in Maryland, landlords can evict a tenant without a stated reason and as a result many Marylanders are facing severe housing instability. In our state, 5,000+ families are made homeless each year because of an eviction and more than 30,000 Marylanders experience homelessness each year. There is a dire need to curb evictions and keep Marylanders rooted in our communities.

SB462 would allow local jurisdictions the ability to pass “good cause” laws, which simply require transparency and accountability from landlords for why they are choosing to evict a tenant. Again, this is local enabling legislation – not a state mandate – so that counties may pass good cause within the framework of their housing needs and master plan. Maryland is one of only five states that explicitly prohibits counties from passing Good Cause Eviction laws.

The current law in Maryland allows for landlords to remove tenants from their homes without needing to provide a reason. This creates fear and disempowers tenants from holding landlords and property managers accountable for fixing uninhabitable living conditions. SB462 would allow renters to exercise their rights and engage with landlords, property managers, and government agencies without fear of retaliation or discrimination, i.e., to have some security in their homes, school system, and support network. SB462 also has an exemption for small landlords, which keeps the focus on larger landlord accountability.

At least 8 states (California, Colorado, Connecticut, New Hampshire, New Jersey, New York, Oregon, and Washington) have passed their own statewide good cause eviction laws. It's time for Maryland to join the ranks of these leaders in renters rights.

*Founded in 2025 through the merger of Welfare Advocates (established in 1979) and Marylanders Against Poverty (established in 1988), **Poverty Free Maryland** is a coalition of service providers, faith groups, and other organizations working together to exchange information, educate decisionmakers, and advocate for statewide public policies and programs necessary to address the underlying systemic causes of poverty and ensure that low-income Marylanders are provided with low- and no-barrier access to all resources needed to thrive and build a better life for the future.*

**Voting Member Agencies:**

Anne Arundel County Food Bank

Baltimore Jewish Council

CASH Campaign of Maryland

Catholic Charities

Family League of Baltimore

Laurel Advocacy & Referral Services,  
Inc.

Maryland Center on Economic Policy

Maryland Family Network

Maryland Food Bank

Maryland Hunger Solutions

**Poverty Free Maryland**

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**SB0462\_AllisonEvans\_FAV.pdf**

Uploaded by: Allison Evans

Position: FAV

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.

**SB0462\_FAV\_AnnaLevy\_02122026.pdf**

Uploaded by: Anna Levy

Position: FAV

February 12, 2026

Anna T. Levy  
Rockville, MD 20852

**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:** Anna T. Levy

**My name is Anna T. Levy. I am a resident of District 16. 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)**

Safe and stable housing has far reaching economic, health, and social benefits to individuals, families, and communities, and is key to reducing racial inequities. Renters routinely have little agency when faced with threats to maintaining stable housing. As a Jewish person, I am taught that all people should have *dei machsoro*, resources sufficient for each person's needs. (Deut. 15:7-8) The home is a critical source of stability for individuals and families. It provides a nexus for social interactions for families, friends, and communities. We know from published research, including a recent analysis by the [Maryland Center for Economic Policy](#), and those of Matthew Desmond and Princeton's Eviction Lab, that the disruption resulting from evictions contributes to long term physical, psychological, educational, and economic damage that can condemn people to poverty and destabilize communities. "No cause" or "tenant holding over" eviction cases have increased 42% increase since 2019 and we know that families who are evicted are more likely to face homelessness.

Evictions create significant costs for state and local government related to funding for shelter and education, as well as health care provided in hospitals instead of by community-based providers, transportation costs for homeless youth, and foster care. Notably, evictions have a disparate impact on Black and brown households in Maryland. Decreasing the number of evictions would help to reduce significant racial inequities and strengthen the financial status of individuals and our communities. Thus, we have an obligation to make sure that people can stay in their homes.

There are valid contractual reasons for non-renewal of rental leases. Bill SB0462 would enable local jurisdictions to pass Good Cause eviction laws to protect tenants who are fulfilling their contractual obligations so that they can continue to maintain a safe and stable home. Currently, landlords can decide not to renew a tenant's lease for any reason, even when a tenant fully meets their rent and fee obligations and adheres to the terms of their lease. This means that a landlord can force out a tenant who complains about unsafe or unhealthy conditions, for other non contractual reasons, or because the landlord wants to dramatically raise rents. SB0462 does not negate a landlord's right to not renew the lease of disruptive or delinquent tenants. It simply protects tenants who are doing the right thing to stay in their homes by requiring

landlords to provide a just cause for non-renewal of a lease. Additionally, the bill will exempt from Good Cause laws, owner-occupied properties and landlords owning five or fewer properties in a county.

Please reject any amendments that force jurisdictions 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. Evidence has not shown that reasonable rent stabilization with vacancy control and an exemption for new construction negatively affects housing production. Additionally, researchers from Loyola University Maryland and others found that [Good Cause has no impact on housing development](#) after examining how Good Cause works in NH, OR, & CA.

Good cause eviction legislation has been introduced numerous times in different Maryland counties, including Montgomery County, where I live and where it has previously been supported by the Montgomery County Council and the Montgomery County legislative delegation. Requiring good cause as a precondition for an eviction can be a policy that boosts the stability of the housing market by stabilizing families, neighborhoods, and communities to the benefit of all.

**I respectfully urge this committee to return a favorable report with no weakening amendments on SB#0462.**

**Rubin\_SB0462\_FAV .pdf**

Uploaded by: ANNA RUBIN

Position: FAV

Feb. 12, 2026  
Dr. Anna Rubin  
Columbia, MD 21045

TESTIMONY ON SB0462 - 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: Dr. Anna Rubin

My name is Anna Rubin. I am a resident of District 13. 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 am chair of the Columbia Jewish Congregation Social Justice Committee. Jewish texts are full of laws about keeping homes safe for the people who live in them. The prophet Micah understood that housing is more than a roof over one's head and that to deny a person safe housing is not only robbing them in the present but also robbing their family for generations to come. Especially when the federal government is actively working to destroy lives and livelihoods, it is essential that state governments step up to meet their moral obligation and ensure that everyone has a home.

**Every person, regardless of race or income, should have a safe and stable home.** But some landlords think that their own profit is more important than safety and stability for Black and brown renters, and they let the buildings they own fall into disrepair, or throw whole families out on the street to try to squeeze more money out of the next renters.

I have watched colleagues fight back against unfair laws, evictions, and unsafe conditions that renters are impacted by. I support them from my privilege of always having had the security of safe home.

I urge you to give a favorable report on SB0462.

Sincerely,

Dr. Anna Rubin

# **SB 462 Sponsor Testimony.pdf**

Uploaded by: C. Anthony Muse

Position: FAV

C. ANTHONY MUSE  
Legislative District 26  
Prince George's County

Committees

Judicial Proceedings

Vice Chair, Executive Nominations

Rules



Miller Senate Office Building  
11 Bladen Street, Room 422  
Annapolis, Maryland 21401  
410-841-3092  
800-492-7122 Ext. 3092  
Anthony.Muse@senate.state.md.us

THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

**SPONSOR TESTIMONY**

**Senate Bill 462 Landlord and Tenant – Residential Leases and Holdover Tenancies –  
Local Good Cause Termination**

Chair Smith, Vice Chair Waldstreicher, and Members of the Senate Judicial Proceedings Committee:

My name is Senator C. Anthony Muse, representing the 26th Legislative District in Prince George's County. I respectfully submit this written testimony in support of Senate Bill 462, which authorizes counties, by local law or ordinance, to adopt good cause requirements for the nonrenewal of residential leases and the termination of holdover tenancies.

Senate Bill 462 is local enabling legislation, not a statewide mandate. The bill does not require any county to adopt a good cause law. Instead, it provides counties with the authority to act if local officials determine such protections are appropriate for their communities.

Good cause eviction is also very popular. In a recent poll conducted by Greater Greater Washington, 75% of Maryland residents support good cause eviction.

Maryland residents understand that good cause eviction promotes housing stability. While expanding housing supply remains critical, stability for existing tenants is equally important. Stable housing allows children to remain in the same schools, seniors to stay near medical providers, and workers to continue living near their places of employment. Arbitrary displacement undermines these outcomes and disrupts entire communities.

SB 462 is also about affordability. Nothing is more costly than an eviction. The moving expenses, first month's rent and security deposit. Plus, in this market, there is nowhere affordable for families to go. Keeping rent-paying families in their homes is critical to affordable housing too.

Under SB 462, a county that chooses to act may require a landlord to provide a legitimate reason before refusing to renew a residential lease or terminating a holdover tenancy. The bill is narrowly tailored and includes significant limitations. It applies only to landlords who

own six or more residential rental units statewide. Small landlords are exempt, and owner-occupied rental properties are excluded.

The bill establishes a clear and finite list of good-cause grounds, including substantial lease violations or property damage, nonpayment or habitual late payment of rent, illegal activity, refusal of lawful access, landlord or family occupancy, substantial renovations, or removal of the unit from the rental market. Counties are expressly prohibited from adding additional or alternative grounds. This structure ensures consistency, predictability, and fairness for both tenants and landlords.

Evictions without cause contribute to housing instability beyond the individual tenant. When tenants fear retaliation or displacement for reporting unsafe or unhealthy conditions, properties deteriorate, and surrounding neighborhoods are negatively affected. SB 462 promotes transparency and accountability while preserving landlords' existing rights to regain possession for legitimate reasons.

Notably, 41 county officials across Maryland have requested this authority, including leaders from Prince George's County. Despite this, Maryland remains one of only a small number of states that prohibit counties from enacting good cause eviction protections. Eight states and numerous local jurisdictions nationwide have adopted similar laws while maintaining functioning rental markets.

Senate Bill 462 imposes no cost on the State and provides counties with a responsible tool to address local housing conditions. And recent research by professors at Loyola University Maryland and colleagues found that good cause eviction has no impact on new housing development. This bill is a win-win that strikes a careful balance between tenant stability and property rights.

For these reasons, I respectfully urge the Committee to issue a favorable report on Senate Bill 462.

**CarolStern\_SB462\_FAV.pdf**

Uploaded by: CAROL STERN

Position: FAV

February 10, 2026

**Carol Stern**  
**4550 North Park Avenue Apt. T106**  
**Chevy Chase, MD 20815**

**TESTIMONY ON SB462 - 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

**My name is Carol Stern from Chevy Chase in District 16 and I am a member of Adat Shalom Reconstructionist Congregation in Bethesda. I am providing this testimony in support of SB462.**

Our Jewish tradition's primary concern regarding landlord-tenant relations is the question of permanence. Our tradition teaches us that landlords are forbidden from evicting tenants without due warning and may not evict tenants during the winter months, when new housing will be hard to find. According to the great Jewish sage and philosopher, Moses Maimonides, a landlord must give the tenant sufficient notice before terminating a lease "so that the tenant can look for another place and will not be abandoned in the street". The landlord, Maimonides suggests, will be held responsible if a tenant becomes homeless as the result of eviction. These are the values that I bring when asking you to support this Good Cause Eviction bill.

Nobody should lose their home because of the whims of their landlord. Landlords often retaliate against tenants who organize for their rights, demand that repairs be made, or complain about violations of laws about safe housing conditions. Sometimes this retaliation takes the form of refusing to renew their leases. "Good cause" laws protect tenants from this kind of retaliation, and from being evicted for no reason at all. These laws promote housing stability for tenants and neighborhoods. **This bill would allow counties to adopt "good cause" laws that meet local needs and my county, Montgomery County, is ready to adopt this law.**

**Every person, regardless of race or income, should have a safe and stable home.** But some greedy landlords think that their own profit is more important than safety and stability for black and brown renters, and they let the buildings they own fall into disrepair, or throw whole families out on the street to try to squeeze more money out of the next renters.

**I respectfully urge this committee to return a favorable report on SB462.**

**SB0462\_Good\_Cause\_Eviction.pdf**

Uploaded by: Cecilia Plante

Position: FAV



## TESTIMONY FOR SB0462

### Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

**Bill Sponsor:** Senator Muse

**Committee:** Judicial Proceedings

**Organization Submitting:** Maryland Legislative Coalition

**Person Submitting:** Cecilia Plante, co-chair

**Position:** FAVORABLE

I am submitting this testimony in favor of SB0462 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of individuals and grassroots groups with members in every district in the state with well over 30,000 members.

Evictions and non-renewals of leases have skyrocketed in Maryland. Approx. **34,000** households will likely face eviction next year. Roughly 1 in 10 evictions result in a shelter entry, meaning 1,700 households (4,420 individuals) will become homeless. This is an alarming rate of homelessness and it causes a very thorny problem. While needing to ensure that landlords rights are upheld, we also need to ensure that people are not turned out of their homes without good cause.

We believe that this bill strikes that balance. It does allow landlords to terminate a lease or refuse to renew when the tenant has engaged in disorderly or illegal conduct on the premises, or refuses to grant the landlord access to the property, or otherwise breaches the lease conditions. It does not allow the landlord to essentially evict the tenant without good cause and without notice.

We support this bill and recommend a **FAVORABLE** report in committee.

# **SB 462 Just Cause Enabling Testimony.pdf**

Uploaded by: Chelsea Ortega

Position: FAV



**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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**Santoni, Vocci & Ortega, LLC is part of Renters United Maryland and urges 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. **We 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. We need stable rents and stable homes.**

Santoni, Vocci & Ortega, LLC is a private tenants’ rights firm, representing tenants living in uninhabitable conditions, or have been the subject of an illegal eviction or debt collection violations. We often see many tenants who are afraid of speaking up about terrible living conditions or illegal debt collection practices because they fear retaliation from their landlord. This is especially true for our most vulnerable populations, including the elderly.

**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.](#)

**Researchers from Loyola University Maryland and others found that [Good Cause has no impact on housing development](#) after examining how Good Cause works in NH, OR, & CA. Some of these jurisdictions have rent stabilization; some do not. It does not matter.**

**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 – 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.**

**When corporate landlords engage in no-cause evictions, families cannot stay rooted in their schools, jobs, and support networks; and, renters do not report hazardous conditions out of fear of eviction.** The whole neighborhood suffers.

**Good cause requires transparency and accountability from corporate landlords for why they are choosing to evict a tenant.** Some corporate landlords will non-renew a lease out of a discriminatory motive, i.e., wanting to evict a family who has a voucher or discrimination based on family status (having children), race, disability, or sexual orientation. Tenants can also face eviction as retaliation if they try to organize and demand repairs to dangerous living conditions. Proving discrimination or retaliation is almost impossible, especially in district court where tenants do not have access to discovery tools like requests for production of documents and depositions.

**Black families bear the brunt of these evictions. [1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism](#).**

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, we urge a favorable report on SB 462.**

**ggwashcommentsonsb462.pdf**

Uploaded by: Dan Reed

Position: FAV



Chair William C. Smith, Jr.  
and Members, Judicial Proceedings Committee  
Miller Senate Office Building  
11 Bladen Street  
Annapolis, Maryland 21401

February 12, 2026

**Senate Bill 462 – Good Cause Eviction – Favorable**

Dear Chair Smith and Members of the Judicial Proceedings Committee:

My name is Dan Reed and I serve as the Maryland Policy Director for Greater Greater Washington, a nonprofit that supports better housing, land use, and transportation policies throughout Greater Washington and beyond. **GGWash strongly supports Senate Bill 462, Good Cause Eviction.**

Maryland is in a housing crisis. Our poll, released last week, found that **92% of Marylanders say home prices are a problem**. They also told us that **they're putting off starting a family or saving for retirement because of housing costs**.


We believe that more housing production is desperately needed, as well as more tenant protections. Together, they give people the choice to stay in their homes, as well as the choice to find a new home as their wants and needs change. And both are very popular among voters. On the following page, you'll see that **75% of Marylanders—including 85% of Democrats and 61% of Republicans—support good cause eviction** which says, in short, that landlords need to provide a legitimate reason why they are not renewing a tenant's lease.

In a previous role, I worked as a property manager for five years, and as a real estate agent representing tenants. I see the perspective of both landlords and tenants, and find that just cause is just common sense. We ask the Judicial Proceedings Committee for a favorable report.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed  
Maryland Policy Director

The Washington, DC region is great  and it can be greater.



## Marylanders support more renter protections

Tenant protections have been an ongoing issue in Maryland, both at the state and county levels. Voters strongly support various proposals for renters, especially around improving fire safety.

■ Strongly support ■ Somewhat oppose ■ Not sure

Require landlords to install fire safety measures in high-rise apartment buildings when they're being renovated



Set a cap, or limit, for how much landlords can raise the rent each year



Require landlords to provide a reason why they are not offering to renew a tenant's lease



End pet breed or weight restrictions in rental housing, while allowing landlords to ban dangerous animals



*From a January 2026 survey of 807 voters: "One-third of Maryland households rent their homes. Next, you will see some proposals to protect tenants in Maryland. For each proposal, please indicate whether you [support or oppose] this proposal, or if you are unsure."*

Chart: Dan Reed for Greater Greater Washington • Source: YouGov Blue • Created with Datawrapper

**SB0462\_DavidFriedman\_FAV.pdf**

Uploaded by: David Friedman

Position: FAV

February 12, 2026  
David M. Friedman  
Silver Spring, MD 20905

**TESTIMONY ON SB0462 - 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:** David M. Friedman

**My name is David Friedman. I am a resident of District 14 in Colesville/Cloverly. 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 am an active member of Oseh Shalom, a Jewish Reconstructionist congregation located in Laurel, MD. Jewish tradition emphasizes that every person, regardless of race or income, should have a safe and stable home. One text resonates with me - the prophet Micah understood that housing is more than a roof over one's head and that to deny a person safe housing is not only robbing them in the present but robbing their family for generations to come. As a long-time homeowner, I also appreciate the importance of housing stability and am concerned about the challenges that many renters face in Maryland's dynamic housing market. Currently in Maryland, corporate landlords can evict a tenant for no good reason and as a result too many Marylanders face severe housing instability. SB0462 provides an important tool for both tenants and landlords and would place Maryland in step with many other states and localities.

This bill is particularly important to protect tenants from arbitrary, retaliatory, or discriminatory evictions, while not undermining legitimate business interests. Research shows that good cause eviction laws greatly decrease eviction filings meaning that fewer Marylanders would be at risk of being put out of their homes. Research is also clear that Good Cause Eviction has [no impact on new housing development](#). As an enabling measure, SB651 allows, but not mandates, local counties to adopt their own good cause laws that meet local needs, while establishing consistent statewide standards for what constitutes "good cause". It also exempts small landlords, keeping the focus on corporate landlords.

In our dynamic housing market, Maryland's local jurisdictions should have all the tools they need to address the challenge of providing safe, fair, and affordable housing for residents. **I respectfully urge this committee to return a favorable report on SB0462.**

**SB#0462\_EllenLazar.pdf**

Uploaded by: Ellen Lazar

Position: FAV

February 12, 2026 at 1:00 p.m.

Ellen West Lazar  
Silver Spring, Maryland 20910

TESTIMONY ON SB #0462 - FAVORABLE/LANDLORD AND TENANT-  
RESIDENTIAL LEASES AND HOLDOVER TENANCIES-LOCAL GOOD  
CAUSE TERMINATION

TO: Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings  
Committee

FROM: Ellen West Lazar

My name is Ellen West Lazar. 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.

I am submitting this testimony as a longtime resident of Montgomery County and also as a native New Yorker, who grew up in rental housing in the outer boroughs. My experiences growing up led me to a long, successful career as an attorney and, later, as a government and nonprofit leader in affordable housing and community development. Over the years, among other places, I served as an attorney with the National Corporation for Housing Partnerships; the General Counsel of the Enterprise Foundation (dba Enterprise Community Partners), founded by the Maryland developer James Rouse ; the U.S. Treasury Department, where I served as Director of the Community Development Financial Institutions (CDFI) Fund; as CEO of NeighborWorks America; and as a senior vice president of the Fannie Mae Foundation. In these capacities I worked with for-profit and non-profit developers and landlords throughout the United States, working to build stronger, more sustainable communities for lower income and working families.

In my experience, long-term leases (in my childhood in New York, most leases were for three years) help keep families in their homes and children in their schools. Stability in rental housing - exemplified by paying your rent on time and abiding by the terms of the lease - helps individuals and families build their own economic security and community. The Enterprise Foundation's original mission was to "to bring people up and out of poverty, into the mainstream of American life". This lofty goal was particularly focused on the many renters in our communities, striving toward a better life and, perhaps, one day, homeownership. It is essential that communities in our state have the ability to institute Good Cause Eviction clauses in their Landlord/Tenant laws and regulations. Allowing renters to renew their leases on a regular basis, if they have met the requirements of the lease, profoundly impacts their ability to have roots in their community, build their credit and have their children have continuity and stability in their education.

Beyond my childhood experiences in New York, as a longtime housing professional - both on the for-profit and non-profit side - I have witnessed how important it is for the health and welfare of communities to have good relations and trust between landlords and tenants. Meeting the rigors of a lease, including paying rent on time, entitles tenants to only be evicted from rental housing if there is "good cause". I respectfully urge this committee to return a favorable, with no amendments, report on SB#0462.

**SB462\_FAV\_Lucrecia.pdf**

Uploaded by: Floridalma Zacarias

Position: FAV

**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)**

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**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)*

Mi nombre es Lucrecia y vivo en Long Branch. Tengo 10 años viviendo en mi apartamento con mi esposo y mi hija. He vivido con muchas inconveniencias que requieren mantenimiento, pero no lo reportamos porque en mi experiencia las quejas no resultan en soluciones. Además, cuando hemos llamado a los dueños, no contestan. Y solo están presentes en la oficina un día de la semana, los viernes, durante las horas que siempre trabajamos. Así que ni hay manera de reportar las quejas.

Un ejemplo que persiste en mi apartamento es la entrada de agua arriba de la puerta del baño cuando llueve y también cuando derrite la nieve. O quizás viene del apartamento de arriba, pero nadie lo ha investigado. Resulta en moho que yo personalmente trato de limpiar, lo cual me enferma siempre. Cuando por fin los de mantenimiento llegaron a “reparar” la situación, solo vino a pintar levemente encima del moho y se fue. No se quitó el moho, solo lo cubrió, y volvió a aparecer. Ya no les llamo porque sería lo mismo. Una vez, estaba goteando en la sala hasta que se cayó un pedazo del ceiling y mi esposo lo reparó con una pieza de madera.

Tantos problemas sin solución, pero no nos quejamos por temor a que no nos desalojen o suban la renta. Solo un vecino se atrevió llamar al condado porque también tenía fuga de agua y moho, y estaba preocupado por la salud de su niño pequeño. El condado vino a inspeccionar el apartamento, y después, el dueño subió la renta del vecino como consecuencia. Así que nos damos cuenta que si uno se queja, aumentan la renta. Mientras, no nos ayudan con ningún mantenimiento.

No queremos mudarnos porque sabemos que lo mismo pasa en otros edificios y como nuestra hija está todavía estudiando en las escuelas cercanas, no hay beneficio en mudarnos.

Que opciones tenemos para vivir en un hogar sin moho y con un mantenimiento adecuado, si tenemos temor de quejarnos de los problemas que vivimos?

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



My name is Lucrecia and I live in Long Branch. I've been living in my apartment with my husband and daughter for 10 years. I've experienced many problems requiring maintenance, but we don't report them because, in my experience, complaints don't lead to solutions. Besides, when we've called the landlords, they don't answer. And they're only in the office one day a week, on Fridays, during the hours we're always at work. So there's no way to report the problems.

One persistent problem in my apartment is the water leaking above the bathroom door when it rains and also when the snow melts. Or maybe it's coming from the apartment upstairs, but no one has investigated it. This results in mold, which I personally try to clean, and it always makes me sick. When the maintenance people finally came to "repair" the situation, they just lightly painted over the mold and left. They didn't remove the mold, they just covered it up, and it came back. I don't call them anymore because it would be the same. Once, there was a leak in the living room until a piece of the ceiling fell down, and my husband repaired it with a piece of wood.

So many problems without solutions, but we don't complain for fear of being evicted or having our rent increased. Only one neighbor dared to call the county because he also had a water leak and mold, and he was worried about his young child's health. The county came to inspect the apartment, and afterward, the landlord raised the neighbor's rent as a consequence. So we realize that if you complain, they raise the rent. Meanwhile, they don't help us with any maintenance.

We don't want to move because we know the same thing happens in other buildings, and since our daughter is still studying at the nearby schools, there's no benefit in moving.

What options do we have to live in a home without mold and with proper maintenance if we're afraid to complain about the problems we're experiencing?

**I urge you to support Senate Bill 462, in favor of eviction for just cause.**

# **SB462 Good Cause 2026 Legislation Support Feb 10.p**

Uploaded by: Frank Demarais

Position: FAV

**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)**

**I am a 45 year veteran of housing finance work and a volunteer member of Long Branch Housing Action Team, part of Renters United Maryland, and 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. **We 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. We need stable rents and stable homes.**

**I have spent 45 years working in housing finance (nationally with Fannie Mae and Freddie Mac, locally with nonprofit affordable housing practitioners and local government housing departments), and I understand how the legal and financial relationships work.** Clarifying the right of tenants to renew leases on terms consistent with any new potential tenant represents a critical element of a healthy Fair Housing market.

Everyone knows that housing represents more than a commodity. Housing represents a commitment to community, schools, jobs, extended family and the future. Families invest themselves in their housing, whether they own it or not.

Renters enter into a contract with their landlord, obligating each party to certain responsibilities. Landlords by law cannot discriminate against any potential renter without cause, renters cannot violate their lease conditions without legally enforceable consequences. These laws generally address the fundamental power disparity of the tenancy relationship, providing reasonable protections to both parties.

**However, the option for a landlord to deny lease renewal to a tenant who has met the terms of lease requirements represents a significant weakness in current protections. A landlord can violate its obligations to maintain safe, sanitary housing with knowledge that tenants will hesitate to complain based on the disproportionate impact of forced moving costs and disruptions from lease renewal denied without cause.** Current protections against retaliation provide little protection, with lease denial only restricted within 6 months of a complaint.

Landlords object to defining cause for lease denial based on concern that tenant challenges to the stated cause, and the litigation/mediation process to defend the assertions cost too much and take too long. The idea reflects the idea that leases renewal should not be automatic to a tenant who has not

demonstrably violated the lease runs counter to fair housing laws which require that a new lease be offered to any applicant who has no demonstrable violations of eligibility.

**Landlords allowed to deny a renewal without cause allows landlords to discriminate against tenants based on race, age, sexuality, gender identification, or ethnicity with the only remedy a discrimination complaint requiring proof of pattern and practice.** Landlords defending an allowed cause-based denial represents a reasonable business requirement relative to the Fair Housing obligations inherent in the business.

**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.](#)

**Researchers from Loyola University Maryland and others found that [Good Cause has no impact on housing development](#)** after examining how Good Cause works in NH, OR, & CA. Some of these jurisdictions have rent stabilization; some do not. It does not matter.

**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.**

Rent stabilization adopted in Montgomery County allows rent increases of CPI + 3%, which exceeds average rent increases over the past 30 years with only exceptions for recent COVID inflation spike – which could be made up with subsequent year adjustments. Developers don't finance housing assuming rent spikes – but average rent increases below the stabilization cap percentage. Smoothing rent increases protects tenancy and meets financing expectations over time.

**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 – 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.**

**When corporate landlords engage in no-cause evictions, families cannot stay rooted in their schools, jobs, and support networks; and, renters do not report hazardous conditions out of fear of eviction.**

The whole neighborhood suffers.

**Good cause requires transparency and accountability from corporate landlords for why they are choosing to evict a tenant.** Some corporate landlords will non-renew a lease out of a discriminatory motive, i.e., wanting to evict a family who has a voucher or discrimination based on family status (having children), race, disability, or sexual orientation. Tenants can also face eviction as retaliation if they try to organize and demand repairs to dangerous living conditions. Proving discrimination or retaliation is almost impossible, especially in district court where tenants do not have access to discovery tools like requests for production of documents and depositions.

**Black families bear the brunt of these evictions. [1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism.](#)**

SB 462 is targeted at larger corporate landlords, 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 strongly urge following the numbers, the logic and standing with the rights of tenants to a fair contractual agreement which protects Fair Housing choices and practices. Please provide a favorable report on SB 462.**

**SB0462\_GeorgeBourozikas\_FAV.pdf**

Uploaded by: George Bourozikas

Position: FAV

February 12, 2026

George Bourozikas  
Baltimore, MD 21201

**TESTIMONY ON SB0462 - 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:** George Bourozikas

**My name is George Bourozikas. I am a resident of District 46. 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 am a resident of Baltimore City. While I am primarily employed as an IT professional, I am also a small landlord. It so happens that our home is too big for a single family and was, over the years, subdivided into three apartments, three of which we rent.

My wife and I take this responsibility very seriously. While renting the apartments allowed us to buy the house and allows us to maintain it, we also see ourselves as stewards of the property and partners to our tenants. We believe that they have as much of a right to be here and enjoy good housing as we do, as anyone does. We specifically reject the idea that we should be able to evict any of our tenants at will, just because we may not “like” them or disagree with their views or choices.

The law gives us plenty of tools to use against tenants who pose a threat, are a *true* nuisance, or do not meet their contractual obligations. All too often the no cause eviction capability has been used to penalize tenants who are not willing to relinquish their rights and to intimidate tenants who may want to exercise them. This is wrong, and should not be an option in Maryland.

As a conscientious landlord, I have nothing to fear from this bill. On the contrary, I want my tenants to be empowered to exercise their right to good and non-discriminatory housing without fear of retribution. **I respectfully urge this committee to return a favorable report on SB0462.**

# Rockville Renters United SB462 FAV.pdf

Uploaded by: Grant Samms

Position: FAV



**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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**Rockville Renters United is part of Renters United Maryland and urges 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. **We 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. We need stable rents and stable homes.**

In our work building community among tenants and enabling renter self-advocacy, Rockville Renters United has seen the damage that no-cause evictions have on the fabric of our community. **When corporate landlords engage in no-cause evictions, families cannot stay rooted in their schools, jobs, and support networks; and, renters do not report hazardous conditions out of fear of eviction.** The whole neighborhood suffers.

**Good cause requires transparency and accountability from corporate landlords for why they are choosing to evict a tenant.** Some corporate landlords will non-renew a lease out of a discriminatory motive, i.e., wanting to evict a family who has a voucher or discrimination based on family status (having children), race, disability, or sexual orientation. **Black families bear the brunt of these evictions.** [1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism.](#)

Rockville Renters United is also keenly aware of the risk of retaliation when tenants organize to demand repairs to dangerous living conditions. **One of the largest concerns we encounter**

**with the tenants we speak with is fear that they will be harassed, discriminated, or retaliated against should they speak up about their housing rights being violated by corporate landlords.** Proving discrimination or retaliation is almost impossible, especially in district court where tenants do not have access to discovery tools like requests for production of documents and depositions. 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.**

**Good Cause is essential to affordable, stable 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. 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. Researchers from Loyola University Maryland and others found that [Good Cause has no impact on housing development](#) after examining how Good Cause works in NH, OR, & CA. Some of these jurisdictions have rent stabilization; some do not. It does not matter.**

**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.**

**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.

**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. Further, eight other states<sup>1</sup> – including Colorado and New York– as well as 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.**

**For these reasons, we urge a favorable report on SB 462.**

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

**SB462Good Cause .pdf**

Uploaded by: Gwen DuBois

Position: FAV



**SB0462- Landlord and Tenant - Residential Leases and Holdover Tenancies – Local Good Cause Termination Provisions (Good Cause Eviction)**

**Hearing before the Senate Judicial Proceedings  
Feb. 12, 2026 at 1:00PM**

**Chesapeake Physicians for Social Responsibility (CPSR) is part of Renters United Maryland and urges you to move favorably on SB0462.** SB0462 is enabling legislation that would give authority to Maryland counties to establish good cause limitations on lease non-renewals. **Without SB0462, local efforts are stymied as Maryland families face more unstable housing, fears of retaliation and displacement.**

CPSR is the statewide organization with our 850 supporters. Our mission is to address the greatest public health threats of all: nuclear war and climate change, but we are also committed locally to addressing environmental injustice and health disparities. Health disparities may arise from problems with lack of employment, lack of educational opportunities, unhealthy environments, but nothing is more central to causing health disparities than housing insecurity. Evictions represent the worst outcome of housing insecurity, which includes high housing costs in proportion to income, poor housing quality, unstable neighborhood, overcrowding, and homelessness.<sup>1</sup>

Prevention is the best medicine and there is evidence that “good cause” legislation reduces eviction filings and evictions.<sup>2</sup> In a study comparing 4 cities that did have Just or Good Cause Laws and 4 cities that didn’t in California, evictions and eviction filings were down significantly in the cities that did, compared to the cities that did not have such laws.

Eviction and eviction filings can have a negative impact on health. A recent review<sup>3</sup> of the best designed studies looking at the harms from eviction filings and evictions on children from birth to age 9 found the following:

- 1) A recent eviction was associated with worse mother-reported child health status at age 5 years.

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<sup>1</sup> <https://www.huduser.gov/portal/pdredge/pdr-edge frm-asst-sec-111918.html>

<sup>2</sup> <https://jpia.princeton.edu/news/effect-just-cause-eviction-ordinances-eviction-four-california-cities>

<sup>3</sup> <https://jamanetwork.com/journals/jamanetworkopen/fullarticle/2803667>

- 2) Evicted children had more hospitalizations and worse access to energy, health care, and childcare.
- 3) For a cohort of at risk 9-year-old children experiencing evictions in the preceding year, there was an association with cognitive losses compared to non-evicted children that were equivalent to the loss of one full year of schooling.
- 4) Evictions of pregnant women were associated with bad birth outcomes including premature birth and low birth weight.
- 5) A study in Cleveland found that by age 2, when there was an eviction filing history, there was a drop in lead testing and increase in lead levels compared to other children and even worse where there was actually an eviction.

Housing is health. Young children exposed to overcrowding and/or multiple moves in one year, were more often reported by their caregivers to have poor health, impaired educational, social or emotional skills, and were measured to have low weight compared to other children.<sup>4</sup>

In older children and adolescents, a history of multiple moves has been associated with mental health problems, substance abuse, increased behavior problems, poor school performance, and increased risk of teen pregnancy: negative outcomes which may handicap them in their adult lives.

SB0462 recognizes that local legislatures want to assist renting families with stable housing so that they are able contribute long-term to the workforce and the local economy. Requiring that a landlord state the reason for a non-renewal eviction boost helps families, neighborhoods, and communities.

CPSR is a member of the Renters United Maryland, a statewide coalition of renters, organizers, and advocates, and **we urge the Committee's report of Favorable on SB0462**

Gwen L. DuBois MD, MPH  
President,  
Chesapeake Physicians for Social Responsibility  
gdubois@jhsph.edu

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<sup>4</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3134514/>

# **SB462 - Good Cause Eviction.pdf**

Uploaded by: Holly Powell

Position: FAV

Dear **Members of the Judicial Proceedings Committee,**

This testimony is being submitted by Showing Up for Racial Justice Baltimore, a group of individuals working to move white folks as part of a multi-racial movement for equity and racial justice in Baltimore City, Baltimore County, and Howard County. We work in collaboration with CASA de Maryland and Renters United. I am a resident of **District 46. I am testifying in support of SB462.**



**Showing Up for Racial Justice**

SB462 allows local jurisdictions to require a just basis for corporate landlords to either refuse to renew or to cut off month-to-month and week-to-week leases. This legislation allows local legislatures to pass laws, if they choose, limiting how and when lease non-renewals occur. The bill specifically exempts small landlords who

own five units or less, because it is the large, corporate landlords that have been abusing the system. Moreover, it is enabling only: it places the decision of whether just cause eviction legislation is appropriate in the hands of the county, which has a greater depth of understanding of their individual communities' needs.

The real estate lobby wants you to believe that allowing local counties to bar baseless evictions will somehow damage the availability of affordable housing. This is baseless speculation. Recent research examining the impact of "just cause eviction" legislation in three states showed that such laws did not reduce the rate of new housing production/supply.<sup>1</sup> Real estate interests have previously convinced this committee to add amendments to this bill which force localities to choose between rent stabilization and good cause eviction laws on the baseless premise that having both will cause decreased capacity. There is no evidence of this. On the other hand, we know for a fact that families need both stable rents and stable homes to remain housed.

Cause-less evictions are a frequent tool of corporate real estate investors trying to enable unconscionable rent increases. Individuals and families who have done nothing wrong are forced to uproot their entire lives as a result. Cause-less evictions are also used to target "undesirable" tenants such as those using housing vouchers or who try to organize or demand repairs. It is virtually impossible for even those tenants who are being unlawfully discriminated against to prevent their eviction, given that the housing court docket is designed for efficiency and does not allow the kind of discovery available in larger lawsuits.

Maryland families who pay their rent and play by the rules deserve to stay in their homes. The General Assembly can help ensure that by allowing counties which see a need for good cause eviction legislation to pass it. For these reasons, I am asking you to pass a **clean version of SB462**, without any developer-approved amendments intended to diminish its effects.

Thank you for your time, service, and consideration.

Sincerely,

**Holly Powell**

**2308 Cambridge Street**

**Baltimore, Maryland 21224**

Showing Up for Racial Justice Baltimore

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<sup>1</sup> Kenton Card, Evan Davis, Edward Goetz, and Jeremy Schwartz. *The Good Case for "Good Cause": Do Good Cause eviction protections reduce the rate of housing production?* Center for Urban and Regional Affairs, March 3, 2025. [https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final\\_the-good-case-for-\\_good-cause-v2.pdf](https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final_the-good-case-for-_good-cause-v2.pdf)

**SB0462\_DHCD\_SUPPORT.pdf**

Uploaded by: Jake Day

Position: FAV



WES MOORE  
Governor  
ARUNA MILLER  
Lt. Governor  
JACOB R. DAY  
Secretary  
JULIA GLANZ  
Deputy Secretary

**DATE:** February 12, 2026

**BILL NO.:** Senate Bill 462

**TITLE:** Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

**COMMITTEE:** Senate Judicial Proceedings Committee

### Letter of Support

#### **Description of Bill:**

Senate Bill 462 is enabling legislation that would allow counties and Baltimore City to enact provisions that prohibit landlords – that own six or more rentals units – from failing to renew a residential lease or terminating a holdover tenancy without good cause. The bill defines “good cause”, specifying that it includes instances such as a tenant causing substantial damage to the premises, continually disturbing the peace and quiet of other tenants, engaging in illegal activity on the premises, unreasonably refusing the landlord access to the premises to make inspections or repairs. “Good cause” also includes the landlord taking the leased premises off the rental market, either to make improvements or repairs or for their own use or that of a close relative. The bill also directs the newly formed Office of Tenant and Landlord Affairs (OTLA) to develop forms and disclosures used for reporting purposes, and authorized OTLA to adopt regulations to implement the bill’s provisions.

#### **Background and Analysis:**

Under current law, a landlord must provide notice to a tenant of intent to terminate a tenancy, whether the tenant’s lease is expiring, or the tenant is a holdover on a month-to-month or other basis. In most cases, this notice is required 60 days in advance of the termination of the tenancy. This legislation allows counties (and Baltimore City, which enacted its own good cause legislation in 2021) to enact local legislation requiring landlords to renew a tenancy, absent good cause.

Giving Maryland counties the authority to enact such provisions is anticipated to increase housing stability across the state. Studies have shown that encouraging long-term tenancy benefits both renters and communities by slowing displacement and gentrification, maintaining neighborhood stability, and preventing the material hardship of being forced to find new housing, which is particularly disruptive for mothers and young children. Any new tenant protections ultimately enacted under this law will be implemented through the democratic process at the county level and will reflect the diversity of Maryland’s housing market across jurisdictions. Additionally, the exemptions included under the law will help protect property owners, helping to ensure that Maryland maintains a healthy rental housing stock. DHCD supports granting jurisdictions another potential tool to address the housing crisis and keep Marylanders housed.

#### **DHCD Position:**

The Department of Housing and Community Development respectfully requests a **favorable** report on SB 462.



**SB462\_FAV\_EconAction.pdf**

Uploaded by: Jennifer Bevan-Dangel

Position: FAV



**SB462: Landlord and Tenant - Residential Leases and Holdover Tenancies -  
Local Good Cause Termination (Good Cause Eviction)**

**Position: Favorable**

February 12, 2026

The Honorable William Smith, Chair  
Judicial Proceedings Committee  
2 East Miller Senate Office Building  
Annapolis, MD 21401  
Cc: Members of the Committee

Honorable Chair Smith and Members of the Judicial Proceedings Committee:

I am writing today to urge your favorable report on SB462, which would remove Maryland’s prohibition on good cause legislation, and enable localities to pass good cause laws, should they want to do so. Good cause legislation prohibits “no cause” eviction or lease non-renewal, meaning tenants are safe from arbitrary or retaliatory eviction. Good cause legislation does *not* mean that a landlord cannot evict a tenant for failure to pay rent, breach of lease violations, reclaiming the property for personal use, and several other typical reasons for eviction outlined in the bill.

Our tenant advocacy program has a hotline for renters and landlords to call for advice about their rights and responsibilities under the law as well as receive warm referrals to legal services and other assistance. Our staff attorney also provides brief legal advice to tenants. We serve between 900-1200 Maryland residents a year with the majority of tenants living in Central Maryland. Lease non-renewal is a serious concern, especially with private equity firms purchasing properties all around the state.

Because Maryland is a “no cause” state, municipalities are not able to pass good cause laws. This means a landlord does not have to provide any justification for lease non-renewals, putting tenants in a vulnerable position where they have no idea whether or not their lease will be renewed the following year. 5,000+ Maryland families are made homeless each year because of an eviction, and In FY24, landlords filed 5,104 “no cause” eviction – known as “tenant holding over” cases.<sup>1</sup>

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<sup>1</sup> <https://rentersunitedmaryland.org/wp-content/uploads/2025/02/RUM-Good-Cause-1-pager-2.7.pdf>

*Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.*



Housing stability is incredibly important for the wellbeing of children and adults alike. Low-income children who switch schools frequently due to housing instability tend to perform less well in school and are less likely to graduate from high school. Adults facing housing instability have worse mental health outcomes and higher levels of anxiety and depression<sup>2</sup>.

Additionally, moving is an incredibly costly process that can put a renter back thousands of dollars. Not only are tenants required to pay first month's rent and a new security deposit before receiving the one from their last unit back, they must also pay the cost of moving supplies. It can also be incredibly difficult to even find another unit that is affordable based on income, leading many to become further cost burdened by rent.

There have also been instances of landlords retaliating against their low-income tenants for organizing and demanding repairs for safer living conditions by refusing to renew the tenant's lease. Retaliation from landlords is used as a fear tactic to prevent tenants from asking for repairs and improvements in their rental units, forcing tenants to live in substandard housing or risk losing their homes.

Since renters are more likely to be low-income than homeowners,<sup>3</sup> these problems become an issue of economic justice, where low-income renters are more likely to be thrown into financial instability because of Maryland's "no cause" policy on lease non-renewals.

This should be seen as a local rights issue. No municipality should be barred from passing legislation that would remediate the affordable housing and eviction crisis most counties in the state are experiencing. Every county is different, and not all might need this legislation, but it should be an option for the counties that want to do so. As Maryland's budget deficit looms, passing enabling legislation for local Good Cause Eviction laws would save the state money on support programs and provide a no-cost way to prevent homelessness, strengthen our communities, and hold corporate landlords to account

Everyone should be provided with a reasonable level of housing security regardless of their income level. For these reasons we urge a favorable report on SB462, without amendments that would restrict other local actions such as rent stabilization.

Sincerely,  
Jennifer Bevan-Dangel, Deputy Director

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<sup>2</sup><https://nhc.org/wp-content/uploads/2017/03/The-Impacts-of-Affordable-Housing-on-Health-A-Research-Summary.pdf>

<sup>3</sup><https://www.pewresearch.org/short-reads/2021/08/02/as-national-eviction-ban-expires-a-look-at-who-rents-and-who-owns-in-the-u-s/>

*Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.*

# **CHC Testimony to Committee - SB0462.pdf**

Uploaded by: Jessamine Duvall

Position: FAV



Written Testimony on Senate Bill 0462-Good Cause Eviction  
Judicial Proceedings Committee

February 10, 2026

Dear Chair Smith, Vice Chair Waldstreicher and Committee members,

I am the Executive Director of Columbia Housing Center, a Howard County based nonprofit organization with a mission to champion and sustain thriving, integrated neighborhoods in and around Columbia, MD. We offer a variety of housing support programs serving low and moderate income households, including an affirmative marketing housing referral service that furthers fair housing, a rent subsidy program for students at Howard Community College, and a program to help voucher holders find homes in Howard County's competitive rental market.

In the past two years, we have received about 800 requests from people seeking housing in Howard County. About 25% of these home seekers indicated that they have a previous eviction on file. Unfortunately, we have to turn most of these people away, because it is nearly impossible for people to get approved for rental housing in our area once they have been evicted. Any legislation that better regulates landlords helps prevent bad actors from using retaliatory tactics to remove tenants who complain about unsafe or unhygienic conditions, unfair treatment, or discrimination.

In our work with students, voucher holders, and home seekers, we have seen instances of leases not being renewed due to one or two late rent payments, even though those payments were ultimately made. We have heard from tenants whose leases were not renewed after they complained about pests or noise. Many of the people we serve are single mothers with young children who do not receive adequate (or any) child support. They are working and/or attending school so they can improve their situation and create a better life for their families. A notice to vacate or eviction can cause an inordinate amount of stress and completely upend their lives, as these parents hustle to find alternative housing. In many cases, because of their limited housing options and a short time frame, a move means that their children have to change schools, leaving their friends and beloved teachers behind.

The Columbia Housing Center supports SB0462, which will enable counties to enact prohibitions on landlords from failing to renew a tenant's lease without good cause. Housing instability is an increasing problem across Maryland particularly for people with limited financial and other supporting resources that we serve every day. This a common sense law that would

contribute to keeping people housed by holding landlords accountable for their treatment of tenants just as tenants are held accountable by their leases.

We hope that with the authorization of SB0462, local jurisdictions—including Howard County—will take action to pass this common sense tenant protection that will put renters on a more equal legal footing with landlords.

Importantly, this bill provides both tenant and landlord protections. This law does not create a burden for landlords - they would simply be required to tell a tenant why they are being evicted, while being given multiple justifiable reasons to cite for that eviction. It will protect landlords from claims of unfair or arbitrary practices, because the requirement to provide the tenant with a reason for their eviction will necessarily show that the eviction is valid.

We are appreciative of the multiple sponsoring delegates, and of this Committee's consideration of this legislation that will enable and encourage local jurisdictions to provide a much needed tenant protection.

Columbia Housing Center requests that the Judicial Proceedings Committee issue a favorable report on SB0462.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jessamine Duvall', with a stylized flourish at the end.

Jessamine Duvall  
Executive Director  
Columbia Housing Center

**SB 462 (good cause)\_Jo Shifrin\_FAV .pdf**

Uploaded by: Jo Shifrin

Position: FAV

Hearing: February 12, 2026  
Jo Shifrin  
Bethesda, MD 20817

**TESTIMONY ON SB# 462 - 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:** Jo Shifrin

**OPENING: My name is Jo Shifrin. I am a resident of District 16. I am submitting this testimony in support of SB 462, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).**

I've been a resident of Montgomery County for the past 11 years. In that time, I have seen both a housing shortage and a continuing escalation in the price of housing. My support for this legislation comes from my grounding in Jewish values. Housing is central to Jewish beliefs. Among these values are *Tikkun Olam*, an obligation to make the world a more fair and equitable place for people to live; and *Dei Machsoro*, an obligation to make sure that everyone has what they need to live and thrive.

Currently, landlords can refuse to give a reason when not renewing a lease. As a result, more than 5,000 families are made homeless each year because of an eviction. This creates fear and makes tenants uncomfortable asking landlords and property managers to make repairs when their homes require work or are even uninhabitable.

This is enabling legislation: it gives local jurisdictions the *right to pass a law* that requires landlords to give a reason when not renewing a tenant's lease. It is *not a state mandate*.

This legislation would enable local jurisdictions to pass laws that provide transparency and accountability. It will allow renters to engage with landlords and property managers without fear of retaliation. It will reduce the number of tenants and their families from being evicted despite the fact that they pay their rent, keep the property in good condition, and don't disturb other tenants.

**I respectfully urge this committee to return a favorable report on SB 462.**

# **Health Care for the Homeless - SB 462 FAV - Just C**

Uploaded by: Joanna Diamond

Position: FAV

**HEALTH CARE FOR THE HOMELESS TESTIMONY**  
**IN SUPPORT OF**  
**SB 462 - Landlord and Tenant - Residential Leases and Holdover**  
**Tenancies - Local Good Cause Termination (Good Cause Eviction)**

**Senate Judicial Proceedings Committee**  
**February 12, 2026**



Health Care for the Homeless supports SB 462, which would enable local jurisdictions to establish “good cause” limitations on lease non-renewals. This bill expressly grants authority to local legislatures to decide when it is appropriate for rental agreements to be non-renewed. That means local policymakers would be able to determine the kind of “good cause” policy their locality needs, whether by type of building, for certain populations, or under certain circumstances such as a state of emergency. Without SB 462, local efforts are stymied by legal concerns around preemption.

In Maryland, a landlord can decide to non-renew without any stated cause. This means that working people and their children face the constant threat of displacement, even when they follow all the rules. They are under constant pressure to accept declining conditions and increasing rents just to stay in their communities.

We know that there is a plethora of health risks associated with the disruptive displacement caused by eviction. Following an eviction, a person’s likelihood of experiencing homelessness significantly increases. Homelessness historically creates new health problems and exacerbates existing ones. Where you or I could easily manage something like diabetes or hypertension in the year 2022, even HIV, the disruptive displacement following an eviction makes caring for these things exponentially harder and sometimes impossible.

We know that mortality among those experiencing homelessness has escalated over the last 5-10 years. Every year, Health Care for the Homeless gathers for our Homeless Persons’ Memorial Day in which we remember the lives of hundreds of people with the experience of homelessness who died that year. There is no amount of health care that can substitute stable housing.

SB 462 recognizes that local legislatures want to aid their renters in achieving stable housing so that they are able contribute long-term to the workforce and the local economy. Requiring just cause as a precondition for an eviction can be a tailored policy that boosts the stability of the housing market by stabilizing families, neighborhoods, and communities. SB 462 ensures local legislatures can pass enforceable laws whereby no one is arbitrarily deprived of their housing.

For the health and safety of the clients we serve and for all Marylanders, Health Care for the Homeless urges a favorable report on SB 462.

*Health Care for the Homeless is Maryland’s leading provider of integrated health services and supportive housing for individuals and families experiencing homelessness. We deliver medical care, mental health services, state-certified addiction treatment, dental care, social services, housing support services, and housing for over 11,000 Marylanders annually at sites in Baltimore City and Baltimore County.*

*Our Vision: Everyone is healthy and has a safe home in a just and respectful community.*

*Our Mission: We work to end homelessness through racially equitable health care, housing and advocacy in partnership with those of us who have experienced it.*

# **SB462 - John Ford - favorable.pdf**

Uploaded by: John Ford

Position: FAV

Dear **Members of the Judicial Proceedings Committee,**

This testimony is being submitted by Showing Up for Racial Justice Baltimore, a group of individuals working to move white folks as part of a multi-racial movement for equity and racial justice in Baltimore City, Baltimore County, and Howard County. We work in collaboration with CASA de Maryland and Renters United. I am a resident of **District 46**. I am a small “mom-and-pop” landlord ever since retaining our last property after buying a new home two years ago. My great grandmother Alexine Solomon Wickes, grandmother Jean Gowell Wickes, and mother Waverly Wickes Ford were “mom-and-pop” landlords to an apartment building my family built in Chestertown in 1893. I believe that a person’s home is a serious life-and-death matter to be taken extremely seriously, renter or owner, and take my moral responsibility not to evict without cause extremely seriously. I wish the State I love shared those moral convictions. **I am testifying in support of SB462.**

SB462 allows local jurisdictions to require a just basis for corporate landlords to either refuse to renew or to cut off month-to-month and week-to-week leases. This legislation allows local legislatures to pass laws, if they choose, limiting how and when lease non-renewals occur. The bill specifically exempts small landlords who own five units or less, because it is the large, corporate landlords that have been abusing the system. Moreover, it is enabling only: it places the decision of whether just cause eviction legislation is appropriate in the hands of the county, which has a greater depth of understanding of their individual communities’ needs.

The real estate lobby wants you to believe that allowing local counties to bar baseless evictions will somehow damage the availability of affordable housing. This is baseless speculation. Recent research examining the impact of “just cause eviction” legislation in three states showed that such laws did not reduce the rate of new housing production/supply.<sup>1</sup> Real estate interests have previously convinced this committee to add amendments to this bill which force localities to choose between rent stabilization and good cause eviction laws on the baseless premise that having both will cause decreased capacity. There is no evidence of this. On the other hand, we know for a fact that families need both stable rents and stable homes to remain housed.

Cause-less evictions are a frequent tool of corporate real estate investors trying to enable unconscionable rent increases. Individuals and families who have done nothing wrong are forced to uproot their entire lives as a result. Cause-less evictions are also used to target “undesirable” tenants such as those using housing vouchers or who try to organize or demand repairs. It is virtually impossible for even those tenants who are being unlawfully discriminated against to prevent their eviction, given that the housing court docket is designed for efficiency and does not allow the kind of discovery available in larger lawsuits.

Maryland families who pay their rent and play by the rules deserve to stay in their homes. The General Assembly can help ensure that by allowing counties which see a need for good cause eviction legislation to pass it. For these reasons, I am asking you to pass a **clean version of SB462**, without any developer-approved amendments intended to diminish its effects.

Thank you for your time, service, and consideration.

Sincerely,

**John Preston Ford**

**529 S East Ave, Baltimore, MD 21224**

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<sup>1</sup> Kenton Card, Evan Davis, Edward Goetz, and Jeremy Schwartz. *The Good Case for “Good Cause”: Do Good Cause eviction protections reduce the rate of housing production?* Center for Urban and Regional Affairs, March 3, 2025. [https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final\\_the-good-case-for-\\_good-cause-v2.pdf](https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final_the-good-case-for-_good-cause-v2.pdf)

**SB 462\_MD Center on Economic Policy\_FAV.pdf**

Uploaded by: Kali Schumitz

Position: FAV

# Local Governments Should Have the Authority to Pass Protections for Renters

## Position Statement Supporting Senate Bill 462

*Given before the Judicial Proceedings Committee*

People should not be forced out of their homes through no fault of their own, but Maryland law currently allows landlords to evict tenants or not renew a lease without providing a basic reason. **The Maryland Center on Economic Policy supports Senate Bill 462 because housing is a basic human right and landlords should not be allowed to unjustly elect to not renew a tenant lease.**

SB 462 is enabling legislation that would give authority to Maryland counties to establish “just cause” or “good cause” limitations on lease non-renewals. That means local policymakers would be able to determine the kind of “just cause” policy that their locality needs, whether by type of building, for certain populations, or under certain circumstances such as a state of emergency. The bill has been previously introduced and has been significantly negotiated with stakeholders to define and expand the list of what constitutes a “good cause” and to exempt owners of five or fewer units.

Maryland is currently a “no cause” state – that is, a landlord can decide not to renew a lease without any stated cause. This means that working families and their children face the constant threat of displacement, even when they follow all the rules. They are under constant pressure to stay quiet and accept declining conditions, arbitrary policies, and increasing rents just to stay in their communities and keep their children in their local school. Or, they can speak up – on their own or as a group – and face a likely “non-renewal” at the end of their lease and displacement from their community.

Without this enabling bill, counties are preempted from enacting legal protections for Maryland families who face increasingly unstable housing and fears of retaliation and displacement. Giving local policymakers this authority will align the state with best practices from around the country and seek to put limits on “no cause” decisions by landlords. Without SB 462, local efforts are stymied by legal concerns around preemption. Based on available research, Maryland is one of only six states in the country that preempts localities from enacting just cause eviction policies. Other states allow localities to pass their own just cause eviction laws.

**Maryland has seen a spike in the number of no-cause, evictions known as “tenant holding over” evictions– a 117% increase in average tenant holding over complaint filings each month since 2020.** This mirrors a national trend in which “[n]early half of U.S. renter households reported experiencing significant pressure to move during the previous six months.”<sup>1</sup> In addition to increasing rents and fewer market options, Maryland families face the specter of non-renewal and displacement now more than ever.

"Good cause" addresses this uncertainty by providing that a landlord must disclose the reason for choosing not to renew. SB 462 provides a list of options for what "good cause," as adopted by a county, may include, such as substantial lease violations, illegal activities, removal of the property from the market, or personal use of the property by the owner. Requiring landlords to disclose the reason for a lease non-renewal helps ensure that no eviction takes place under a cover that can hide discriminatory intent. SB 462's list reflects the policies other U.S. jurisdictions that have enacted. To be clear, this is a list that localities are free to adopt or change to meet local housing needs.

- Since 2008, just cause eviction legislation has been introduced eight times – including multiple statewide bills, as well as bills specific to Prince George's County and Montgomery County. During the COVID-19 state of emergency, Howard County unsuccessfully attempted to prohibit lease non-renewals while Baltimore City passed a short-term provision to require just cause for lease non-renewals until 6 months after the state of emergency's end. These efforts demonstrate a sustained desire in Maryland localities for just cause policies.
- Other states and jurisdictions have longstanding just cause policies, including Washington, D.C. (since 1985), Philadelphia (since 2018), and New Jersey (since 1974). Evidence from other areas demonstrates that the policy has significant benefits for families and does not impede development. A 2019 Princeton/Eviction Lab study looking at four California localities found that "just cause eviction ordinances have a significant and noticeable effect on eviction and eviction filing rates. Given the budget limitations of many states and municipalities to fund other solutions to the eviction crisis, passage of just cause eviction ordinances appears to be a relatively low-cost, effective policy solution<sup>ii</sup>.

SB 462 recognizes that local governments want to assist renting families with stable housing so that they are able contribute long-term to the workforce and the local economy. Requiring that a landlord state a legitimate reason for an eviction through lease non-renewal eviction boosts the stability of families, neighborhoods, and communities. SB 462 ensures local governments can pass enforceable laws whereby no one is arbitrarily deprived of their housing. For these reasons, **the Maryland Center on Economic Policy respectfully requests the Judicial Proceedings Committee to make a favorable report on Senate Bill 462.**

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## Equity Impact Analysis: Senate Bill 462

### *Bill Summary*

SB 462 is enabling legislation that would give clear legislating power to Maryland counties to establish "just cause" or "good cause" limitations on lease non-renewals. This bill expressly allows local policymakers to determine the kind of "good cause" policy their locality needs within the standards set out in the bill.

### *Background*

When it comes to lease non-renewals, Maryland is currently a "no cause" state – that is, a landlord can decide to non-renew without any stated cause. This means that working people and their children face the constant threat of displacement, even when they follow all the rules. They are under constant pressure to accept declining conditions and increasing rents just to stay in their communities.

SB 462 enables Maryland counties to pass local "just cause" laws that limit lease non-renewals. "Good cause" means that a landlord may choose not to renew an expiring lease only if there is an acceptable basis for that

decision. SB 462 defines “just cause,” including an inclusive but non-exhaustive list of acceptable bases – such as substantial lease violations, illegal activities, removal of the property from the market, or personal use of the property by the owner. SB 462’s list reflects the policies other U.S. jurisdictions that have enacted just cause policy.

### *Equity Implications*

Maryland has seen a spike in the number of no-cause, evictions known as “tenant holding over” evictions– a 117% increase in average Tenant Holding Over complaint filings each month since 2020. This mirrors a national trend in which “[n]early half of U.S. renter singleholds reported experiencing significant pressure to move during the previous 6 months.”<sup>iii</sup> In addition to increasing rents and fewer market options, Maryland families face the specter of non-renewal and displacement now more than ever.

Since 2008, just cause eviction legislation has been introduced in eight times – including multiple statewide bills, as well as bills specific to Prince George’s County and Montgomery County. During the COVID-19 state of emergency, Howard County unsuccessfully attempted to prohibit lease non-renewals while Baltimore City passed a short-term provision to require just cause for lease non-renewals until six months after the state of emergency’s end. These efforts demonstrate a sustained desire in Maryland localities for just cause policies. People of color and single households are more likely to be renters in Maryland, thus any legislation that improves a renter’s situation will benefit them.

### *Impact*

Senate Bill 462 will likely **improve racial and economic equity** in Maryland.

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<sup>i</sup> HUD Office of Policy Development and Research, “Pressure to Move and Forced Moves Among U.S. Renter Senateholds: Findings From New Questions in the Senatehold Pulse Survey” (Sept. 19, 2023) (based on June-Aug. 2023 data).

<sup>ii</sup> Princeton University Effects of Just Cause Eviction Ordinances on Eviction in Four California Cities. <https://jpia.princeton.edu/news/effect-just-cause-eviction-ordinances-eviction-four-california-cities>

<sup>iii</sup> HUD Office of Policy Development and Research, “Pressure to Move and Forced Moves Among U.S. Renter Senateholds: Findings From New Questions in the Senatehold Pulse Survey” (Sept. 19, 2023) (based on June-Aug. 2023 data).

# **NASW Maryland - 2026 SB 462 FAV - Good Cause Evict**

Uploaded by: Karessa Proctor

Position: FAV



**Testimony before the Senate Judicial Proceedings Committee  
February 12, 2026**

**Senate Bill 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies –  
Local Good Cause Termination  
Good Cause Eviction**

**SUPPORT**

On behalf of the National Association of Social Workers, Maryland Chapter (NASW-MD), we would like to express our strong support for Senate Bill 462 Landlord and Tenant – Residential Leases and Holdover Tenancies – Local Good Cause Termination (Good Cause Eviction).

As social workers, we believe that housing is a human right. We serve many tenants throughout Maryland who experience great harm when they are evicted without cause. Sometimes corporate landlords refuse to renew a lease because tenants have complained about hazardous conditions, or because the landlord is discriminating against tenants based on their disability, race, or sexual orientation. When corporate landlords engage in no-cause evictions, families lose their homes, their belongings, and often their support networks, schools, and communities. Five thousand Marylanders are made homeless by evictions every year.

We support this bill because it gives local governments the opportunity to enact legislation that will require landlords to provide a legitimate reason for filing for eviction. This would result in fewer discriminatory and exploitive evictions and would hold landlords accountable for actions that greatly impact tenants' lives.

This enabling legislation would provide a no-cost way to strengthen communities, prevent homelessness, and hold corporate landlords to account. Eight states and over twenty-three localities have already passed similar laws. Maryland is one of only five states that prohibits counties from enacting Good Cause Eviction legislation.

This bill would not prohibit landlords from evicting tenants for good cause, including failure to pay rent, causing damage to the property, or other substantial breaches of the lease. The bill does not apply to small landlords who rent five units or fewer.

It is time for Maryland to stand with hard-working Marylanders who deserve safe and stable homes in which to raise their families. For these reasons, we ask that you give a favorable report on Senate Bill 462.

Respectfully,

Karessa Proctor, BSW, MSW  
Executive Director, NASW-MD

**SB462\_FAV\_Stewart.pdf**

Uploaded by: Kate Stewart

Position: FAV



**MONTGOMERY COUNTY COUNCIL**  
**ROCKVILLE, MARYLAND**

**KATE STEWART**  
COUNCILMEMBER  
MONTGOMERY COUNTY COUNCIL

February 12, 2026

TO: The Honorable Will Smith  
Chair, Judicial Proceedings Committee

FROM: Kate Stewart  
Montgomery County Councilmember, District 4

RE: Senate Bill 462, *Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)*  
Support

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My name is Kate Stewart and I serve as the Montgomery County Councilmember for District 4. Today, I am speaking on behalf of myself in support of Senate Bill 462, *Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)*.

This bill would authorize a county to adopt local provisions that would prohibit a landlord of residential properties from failing to renew a lease without good cause. The Montgomery County Council has expressed their support for “good cause” legislation with its inclusion in our state priorities letter for the 2026 General Assembly Session.

Growing up the child of a single parent and renter, I know first hand the disruptive nature of having to move often. Prior to serving on the Montgomery County Council, renters’ rights and housing affordability are issues I have worked on as Mayor of the City of Takoma Park. I have worked on many policies to create housing stability, and this legislation is a cornerstone of ensuring people have access to safe, predictable housing that allows them to plan for their lives and the future, which in turn creates stable, thriving communities. Currently, landlords can remove a tenant from their home with just 60 days notice and no reason provided. This allows

The Honorable Will Smith

Re: Senate Bill 462, *Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)*

February 12, 2026

Page 2

landlords to evict tenants for the purpose of potentially raising the rent or to avoid making necessary repairs, and the fear of retaliatory eviction often prevents tenants from requesting needed maintenance. SB 462 would require landlords to provide a “good cause” – established by local law or ordinance – to justify the nonrenewal of a lease or the termination of a holdover tenancy. Examples of good causes as enumerated in the bill include a tenant committing a substantial breach of lease or causing substantial damage to the leased premises, engaging in illegal activity on the premises, refusing to grant the landlord access for the purpose of repairs or improvements; or if the landlord, in good faith, seeks to remove the leased premises from the rental market.

As we consider countywide policies to help keep tenants in their homes, good cause eviction is an important step to promoting equity in the community and protecting people who are vulnerable from being displaced. I urge this committee to vote favorably on Senate Bill 462. Thank you for your time and attention to this matter, and please don’t hesitate to contact my office if you have further questions.

# **Testimony in Support of SB462\_Blaha\_SURJ.pdf**

Uploaded by: Katherine Blaha

Position: FAV

Tuesday, February 10, 2026



## Showing Up for Racial Justice

Dear Members of the Judicial Proceedings Committee,

I am submitting this testimony as a member of Showing Up for Racial Justice (SURJ) Baltimore, a group of individuals working to mobilize white people in a multi-racial movement for equity and racial justice in Baltimore City, Baltimore County, and Howard County. We are also working in collaboration with CASA de Maryland, an immigration advocacy and assistance organization based in Maryland, as well as Renters United. I am a resident of Baltimore City and District 41. I am testifying **in support** of **SB462**.

SB462 allows local jurisdictions to require a just basis for corporate landlords to either refuse to renew or to cut off month-to-month and week-to-week leases. This legislation allows local legislatures to pass laws, if they choose, limiting how and when lease non-renewals occur.

This bill specifically exempts small landlords who own five units or fewer. This is because it is the large, corporate landlords have been abusing the system and vulnerable Marylanders renting housing from them. Moreover, this bill is only providing counties with options; it places the decision of whether just cause eviction legislation is appropriate in the hands of the county, which has a greater depth of understanding of their individual communities' needs.

The real estate lobby wants you to believe that allowing local counties to bar unjustified evictions will somehow damage the availability of affordable housing. This is baseless fearmongering. Recent research examining the impact of "just cause eviction" legislation in three states showed that such laws did not reduce the rate of new housing production/supply.<sup>1</sup> Real estate interests have previously convinced this committee to add

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<sup>1</sup> Kenton Card, Evan Davis, Edward Goetz, and Jeremy Schwartz. *The Good Case for "Good Cause": Do Good Cause eviction protections reduce the rate of housing production?* Center for Urban and Regional Affairs, March

amendments to this bill that force localities to choose between rent stabilization and good cause eviction laws on the baseless premise that having both will cause decreased capacity. There is no evidence of this. On the other hand, we know for a fact that families need both stable rents and stable homes to remain housed.

Causeless evictions are a frequent tool of corporate real estate investors trying to enable unconscionable rent increases. Individuals and families who have done nothing wrong are forced to uproot their entire lives as a result. Cause-less evictions are also used to target “undesirable” tenants such as those using housing vouchers or who try to organize or demand repairs. It is virtually impossible for even those tenants who are being unlawfully discriminated against to prevent their eviction, given that the housing court docket is designed for efficiency and does not allow the kind of discovery available in larger lawsuits.

Maryland families who pay their rent and play by the rules deserve to stay in their homes. The General Assembly can help ensure that by allowing counties which see a need for good cause eviction legislation to pass it. For these reasons, I am asking you to pass a **clean version of SB462**, without any developer-approved amendments intended to diminish its effects.

Thank you for your time, service, and consideration.

Sincerely,  
Dr. Katherine Blaha  
Baltimore, MD 21209  
Showing Up for Racial Justice (SURJ) Baltimore

# **SB462 - Good Cause Eviction.docx.pdf**

Uploaded by: Katherine Wilkins

Position: FAV

Dear **Members of the Judicial Proceedings Committee,**

This testimony is being submitted by Showing Up for Racial Justice Baltimore, a group of individuals working to move white folks as part of a multi-racial movement for equity and racial justice in Baltimore City, Baltimore County, and Howard County. We work in collaboration with CASA de Maryland and Renters United. I am a resident of **12A. I am testifying in support of SB462.**



**Showing Up for Racial Justice**

SB462 allows local jurisdictions to require a just basis for corporate landlords to either refuse to renew or to cut off month-to-month and week-to-week leases. This legislation allows local legislatures to pass laws, if they choose, limiting how and when lease non-renewals occur. The bill specifically exempts small landlords who own five units or less, because it is the large, corporate landlords that have been abusing the system. Moreover, it is enabling only: it places the decision of whether just cause eviction legislation is appropriate in the hands of the county, which has a greater depth of understanding of their individual communities' needs.

The real estate lobby wants you to believe that allowing local counties to bar baseless evictions will somehow damage the availability of affordable housing. This is baseless speculation. Recent research examining the impact of "just cause eviction" legislation in three states showed that such laws did not reduce the rate of new housing production/supply.<sup>1</sup> Real estate interests have previously convinced this committee to add amendments to this bill which force localities to choose between rent stabilization and good cause eviction laws on the baseless premise that having both will cause decreased capacity. There is no evidence of this. On the other hand, we know for a fact that families need both stable rents and stable homes to remain housed.

Cause-less evictions are a frequent tool of corporate real estate investors trying to enable unconscionable rent increases. Individuals and families who have done nothing wrong are forced to uproot their entire lives as a result. Cause-less evictions are also used to target "undesirable" tenants such as those using housing vouchers or who try to organize or demand repairs. It is virtually impossible for even those tenants who are being unlawfully discriminated against to prevent their eviction, given that the housing court docket is designed for efficiency and does not allow the kind of discovery available in larger lawsuits.

Maryland families who pay their rent and play by the rules deserve to stay in their homes. The General Assembly can help ensure that by allowing counties which see a need for good cause eviction legislation to pass it. For these reasons, I am asking you to pass a **clean version of SB462**, without any developer-approved amendments intended to diminish its effects.

Thank you for your time, service, and consideration.

Sincerely,

**Katherine Wilkins**

**5605 Foxcroft Way**

**Columbia MD 21045**

Showing Up for Racial Justice Baltimore

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<sup>1</sup> Kenton Card, Evan Davis, Edward Goetz, and Jeremy Schwartz. *The Good Case for "Good Cause": Do Good Cause eviction protections reduce the rate of housing production?* Center for Urban and Regional Affairs, March 3, 2025. [https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final\\_the-good-case-for-\\_good-cause-v2.pdf](https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final_the-good-case-for-_good-cause-v2.pdf)

**MD Senate Legislation SB462 2-12-26 Hearing .docx.**

Uploaded by: Kathryn Howell

Position: FAV

Testimony before the Maryland Senate

Regarding Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction) (SB 462)  
February 12, 2026

Kathryn Howell, PhD  
Associate Professor, Urban & Regional Planning  
Executive Director, National Center for Smart Growth  
University of Maryland

Good afternoon:

Thank you for providing the opportunity to participate at today's hearing.

My name is Kathryn Howell. I am an associate professor of Urban Planning at the University of Maryland with more than 20 years of expertise in housing as both a researcher and a practitioner. In addition, I am the executive director of the National Center for Smart Growth where we conduct practice-relevant and partner-driven research on issues related to housing, transportation, small business and land use.

**The question of Good Cause has been found to be a critical tool for the prevention of displacement and the acknowledgement that renters have a critical stake in their communities. Researchers from the University of Minnesota have conducted the first analysis of the impact of Good Cause Eviction Protections on development. The analysis finds no evidence that the introduction of Good Cause Eviction Protections in California, Oregon, and New Hampshire resulted in a decline of new construction** (see Scientific Appendix and Figures 1-2). Additionally, preexisting research has found Good Cause Eviction Protections lead to a statistically significant *decrease in evictions* ([Cuellar 2019](#), see Figure 3) and *decrease in displacement* ([Hwang et al. 2022](#)). While I know that this moment has been challenging for developers trying to build, we cannot use tenants as a scapegoat for trends that are instead driven by widespread rising costs of development and operation of housing, including land, labor, materials and insurance.

At the same time, economists have recently found that rent stabilization can directly *reduce rent prices by 4-6%* and *does not reduce the supply of housing units* ([Jofre-Monseny et al. 2023](#)). In other words, rational rent stabilization, along with good cause can create predictability for renter households - something I'm sure many of you also want for your families. By knowing that, if they pay their rents and don't violate their leases, they can stay in their homes, parents can engage more comfortably in their children's schools and their neighborhoods, and, more importantly, they can relax and plan for the future, knowing that they don't have to nervously await a notice from their landlord.

This is really important for our backyard at NCSG, the Purple Line corridor in Montgomery and Prince George's Counties. This area has historically held some of the most affordable unsubsidized rental housing stock in the otherwise high-cost Washington metropolitan region. However, researchers have shown that residential rents within a half mile of the Purple Line are now [rising at a disproportionately rapid rate](#) even before rail service begins, likely due to anticipation of the future value of the land on which these homes sit. Rising property values and new rent stabilization policies create incentives for landlords to maximize profits through tenant turnover. This puts current Purple Line tenants at risk of displacement when landlords choose not to renew a lease – even for long-standing tenants who are paying their rent and abiding by the terms of their lease. Such evictions can cause irreparable harm to families and disrupt entire communities.

Passing this legislation is important for the wellbeing of the communities along the Purple Line and throughout the state of Maryland, and we encourage your support. Thank you, and please contact me at [klhowell@umd.edu](mailto:klhowell@umd.edu) if you wish to discuss further.

**SB 462\_FAV\_PORTER.pdf**

Uploaded by: Kathy Porter

Position: FAV

## Long Branch Housing Action Team

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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The Long Branch Housing Action Team is part of Renters United Maryland and urges the Senate Judicial Proceedings Committee to issue a favorable report on SB 462. We also urge the Committee to pass SB 462 as originally written and to reject “poison pill” amendments that would force local governments to choose between effective rent stabilization and good cause eviction protections.

My name is Kathy Porter. I live in Long Branch and I am a volunteer member of the Long Branch Housing Action Team. The Long Branch neighborhood of Silver Spring and Takoma Park in Montgomery County is a very diverse neighborhood with tenants and homeowners, families of all income levels, people of many races and ethnicities, and several languages spoken. About half of our neighbors are renters and many of them are immigrants.

Much of our housing stock is older and some rental units have consistent problems with conditions in violation of the housing code. Yet, many tenants are afraid to complain about housing code violations because they fear they will be evicted. Those who are immigrants are especially fearful of speaking out. One tenant, whose son suffered from asthma, lived with mold in her apartment for months. Her landlord’s solution was to paint over the mold, which only temporarily covered up the issue and did not address the underlying problem. Yet, because she feared being evicted, she was afraid to press him too hard to correct the problem. In a survey the Long Branch Housing Action Team did in 2025, we found that 85% of the tenants who responded said they were afraid to bring up problems with their apartments because they feared being evicted.

Current law, which allows tenants to defend themselves against eviction if they can prove the eviction is retaliatory, is not adequate to protect tenants. One tenant, who did speak up about conditions in her building, successfully fought in court against an eviction order from her landlord that was clearly retaliatory. Because she knew her rights, obtained good legal counsel, and had the job flexibility to attend multiple court appearances, she won her case. However, all she received under the law was a six month reprieve. She is now looking for a new place to live.

SB 462 is local enabling legislation only; it unties the hands of county governments so that they can enact good cause eviction legislation if they choose. In Montgomery County, housing policies have been discussed through several election cycles and the current elected county leadership has a good handle on the policies their constituents want. It is indefensible that a state like Maryland, which enjoys great diversity in its population and is committed to fairness and equality for all, is

one of only five states that explicitly prohibits counties from passing good cause eviction laws.

It is important that local governments be able to provide their renters both freedom from retaliatory evictions through good cause eviction laws and stable rents through rent stabilization with vacancy control. Without vacancy control, rent stabilization does not provide stable rents over time. Members of the Montgomery County Council cited the lack of good cause eviction laws as just one of many reasons to support rent stabilization with vacancy control. Legislators in other jurisdictions agree. In March 2025, nearly 50 local elected officials, including the majority of the Montgomery County, Prince George's County, and Baltimore City councils, signed a letter to the General Assembly opposing any bill that would force them to choose between vacancy control and good cause eviction.

Good cause eviction does not affect housing development. Researchers from Loyola University Maryland and others examined how good cause eviction operates in New Hampshire, Oregon, and California and found no impact on housing development. Some of the jurisdictions studied had rent stabilization and others did not; this made no difference in the impact.

Good cause eviction does not impose an undue burden on landlords. It provides many causes that would allow a landlord to evict a tenant, including actions by the tenant that damage the property, violate the lease, disturb other tenants, or make it difficult for the landlord to manage the property, among other reasons. It also allows landlords to evict tenants if the landlord decides to do major renovations, live in the property himself, or just remove it from the rental market. Small landlords – those who own fewer than six rental housing units – are exempt from the law.

For these reasons, I urge a favorable report on SB 462. Thank you.

# **JCRC Testimony Good Cause Eviction SB0462.pdf**

Uploaded by: Kelli Rives

Position: FAV



**Committee: Judicial Proceedings**

**Testimony: SB0462 -Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

**Organization: Jewish Community Relations Council of Howard County, MD**

**Submitting: Laura Salganik, Chair**

**Position: FAVORABLE**

**Hearing Date: February 12, 2026**

Dear Chair Smith, Vice Chair Waldstreicher, and Committee Members:

The Jewish Community Relations Council of Howard County is submitting this testimony in favor of SB 462 which will enable counties to adopt provisions to prohibit certain landlords from terminating or failing to renew leases without good cause.

Our Jewish values oblige us to work to create a fair and just society. Currently, a landlord has free reign to fail to renew a lease or evict a tenant during a holdover tenancy for any reason, or for no reason at all. Good cause eviction would allow tenants to stay in their homes without fear of being evicted or having their lease terminated for frivolous reasons or because they organize against unscrupulous landlords or complain about conditions.

We believe that everyone is entitled to a safe and stable place to live. This law allows tenants the security of knowing that they will not be arbitrarily evicted. Keeping families in their homes makes them more likely to engage with their communities since they know they will be able to stay. In addition, Landlords benefit from having reliable long term residents.

Stability is crucial for all families, but particularly those with children so that they have access to consistent education and healthcare and live without fear of having to move on the whim of an unjust landlord. This bill would alleviate the fear while still allowing landlords the ability to evict a tenant for legitimate reasons. This should not have any

adverse impact on the supply of rental housing, as any reputable landlord will be comfortable limiting eviction of tenants to those for whom they have good cause.

**We urge the Committee to give a favorable report.**

**Bill SB0462\_Ken Lemberg\_FAV.pdf**

Uploaded by: Kenneth Lemberg

Position: FAV

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.**



**SB 462\_Consumer Protection Division\_Favorable.pdf**

Uploaded by: Kira Wilpone-Welborn

Position: FAV

**CAROLYN A. QUATTROCKI**  
*Chief Deputy Attorney General*

**LEONARD J. HOWIE III**  
*Deputy Attorney General*

**CARRIE J. WILLIAMS**  
*Deputy Attorney General*

**SHARON S. MERRIWEATHER**  
*Deputy Attorney General*

**ZENITA WICKHAM HURLEY**  
*Deputy Attorney General*



**STATE OF MARYLAND  
OFFICE OF THE ATTORNEY GENERAL  
CONSUMER PROTECTION DIVISION  
HOUSING UNIT**

**ANTHONY G. BROWN**  
*Attorney General*

**WILLIAM D. GRUHN**  
*Division Chief*

**KAREN M. VALENTINE**  
*Deputy Division Chief*

**PETER V. BERNS**  
*General Counsel*

**CHRISTIAN E. BARRERA**  
*Chief of Staff*

**KIRA WILPONE-WELBORN**  
*Unit Chief*

February 10, 2026

To: The Honorable William C. Smith, Jr.  
Chair, Judicial Proceedings Committee

From: Kira Wilpone-Welborn, Assistant Attorney General  
Consumer Protection Division

Re: Senate Bill 462 – Landlord and Tenant - Residential Leases and Holdover Tenancies -  
Local Good Cause Termination (Good Cause Eviction) (SUPPORT)

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The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports Senate Bill 462 sponsored by Senator C. Anthony Muse. Presently, pursuant to Real Property Article § 8-402, a landlord can elect to not renew a tenancy for any reason at the end of a residential lease term. Senate Bill 462 seeks to permit local jurisdictions the freedom to adopt local “good cause” policies that would require a landlord to have good cause before electing not to renew a tenancy and displacing the tenant from the rental unit and the community. Senate Bill 462 also requires the Office of Tenant and Landlord Affairs to develop uniform forms for landlords to use when electing to not renew a tenancy.

Good cause requirements for lease non-renewal reduce unexpected displacements, providing tenants with security in their residences and communities and allowing tenants to avoid financially expensive disruptions in their living, working, and schooling. As a result, the American Bar Association in its eviction policy guidelines has recognized the importance of good cause in

eviction legislation and recommended that all states and localities adopt good cause principals in their residential lease and eviction laws.<sup>1</sup>

Senate Bill 462 is tailored to permit local jurisdictions the flexibility to adopt housing policies that are beneficial to their residents and communities. For these reasons, the Division requests that the Judicial Proceedings Committee give Senate Bill 462 a favorable report.

cc: The Honorable C. Anthony Muse  
Members, Judicial Proceedings Committee

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<sup>1</sup> See [https://www.americanbar.org/groups/legal\\_aid\\_indigent\\_defense/sclaid-task-force-on-eviction--housing-stability--and-equity/quidelines-eviction/quideline-9/](https://www.americanbar.org/groups/legal_aid_indigent_defense/sclaid-task-force-on-eviction--housing-stability--and-equity/quidelines-eviction/quideline-9/).

**CASA\_FAV\_SB462.docx.pdf**

Uploaded by: Kristen Bonner

Position: FAV



## Testimony in SUPPORT of Senate Bill 462

SB 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

Judicial Proceedings Committee

Dear Honorable Chair Smith, Vice Chair Waldstreicher, and Members of the Committee:

We Are CASA (formerly, "CASA") is pleased to offer **favorable testimony in support of SB 462** Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).

We Are CASA is the largest membership-based immigrant rights organization in the mid-Atlantic region, with more than 60,000 members in Maryland. Our mission is to create a more just society by building power and improving the quality of life in working class and immigrant communities. We envision a future where our members stand in their own power, our families live free from discrimination and fear, and our diverse communities thrive as we work with our partners to achieve full human rights for all.

For nearly forty years, We Are CASA has employed grassroots community organizing to bring our communities closer together and fight for justice, while simultaneously providing much needed services to these communities, helping to ensure that low-income immigrants are able to live rich and full lives. We provide critical legal services to low-income renters throughout the state of Maryland. We are also members of Renters United Maryland (RUM), a coalition of independent non-profit, legal services, and community-based organizations dedicated to ensuring Maryland renters live in safe, sustainable, and affordable housing.

**Lack of a Good Cause Eviction Contributes to the Current Crisis of Housing Instability.** Currently in Maryland, corporate landlords can evict tenants for no good reason; as a result, many Marylanders are experiencing severe housing instability. In Montgomery County alone, households experiencing homelessness increased **80%** from 2024 to 2025, and a whopping **98%** from 2023 to 2024.<sup>1</sup> As rents and the cost of living continue to rise and emergency rental assistance funds evaporate, research indicates

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<sup>1</sup> Metropolitan Washington Council of Governments, *Homelessness in Metropolitan Washington* (May 2025), <https://www.mwcog.org/documents/2025/05/14/homelessness-in-metropolitan-washington-results-and-analysis-from-the-annual-point-in-time-pit-count-of-persons-experiencing-homelessness-featured-publications-homelessness/>.

landlords make 5,000+ families homeless each year because of an eviction, and more than 30,000 Marylanders experience homelessness each year.<sup>2</sup> There is a clear and dire need to curb evictions and keep Marylanders rooted in our communities.

**Good Cause Eviction Is Crucial to Protecting Tenants' Basic Rights.** Good Cause Eviction is critical for We Are CASA members and our communities to protect their rights to safe and sanitary living conditions. We have seen, time and time again, that when tenants organize, complain about conditions, and enforce their rights, landlords and property managers respond with Tenant Holding Over (THO) eviction suits. For example, we have represented tenants from multiple apartment complexes in Montgomery and Prince George's County where the landlord exploits a known legal loophole to retaliate against tenants exercising their rights by waiting out the clock.<sup>3</sup> Thus, corporate landlords retaliate against tenants who are hardworking, who pay their rent on time, and who cause no trouble for their neighbors when they assert their rights. Good cause would protect our members and communities, many of whom face cultural, educational, and linguistic barriers against this discriminatory business practice. Therefore, this legislation is necessary to protect tenants' basic rights to safe and habitable homes because without it, when tenants complain about unsanitary conditions or organize within their tenants associations, they risk retaliatory eviction. SB 462 will also reduce the generational poverty and displacement eviction causes.

The current law in Maryland encourages landlords not to renew leases and allows for landlords to remove month-to-month tenants from their homes without needing to provide a reason. This creates fear and disempowers tenants from holding landlords and property managers accountable for fixing deplorable living conditions. SB 462 would allow renters to exercise their rights and engage with landlords, property managers, and government agencies without fear of retaliation or discrimination, i.e., to have some security in their homes, school system, and support network. SB 462 also has an exemption for small landlords, which keeps the focus on corporate landlord accountability. **Maryland is one of only five states that explicitly prohibit counties from passing Good Cause Eviction laws.** Eight states – California, Colorado, Connecticut, New Hampshire, New Jersey, New York, Oregon, and Washington – as well as D.C., have passed Good Cause Eviction legislation, as have over 23 localities.

Further, SB 462 would allow local jurisdictions the ability to pass good cause laws, which simply require transparency and accountability from corporate landlords for **why** they are choosing to evict a tenant. **Again, this is local enabling legislation – not a state mandate** – so that counties may pass good cause within the framework of their housing needs and master plan.

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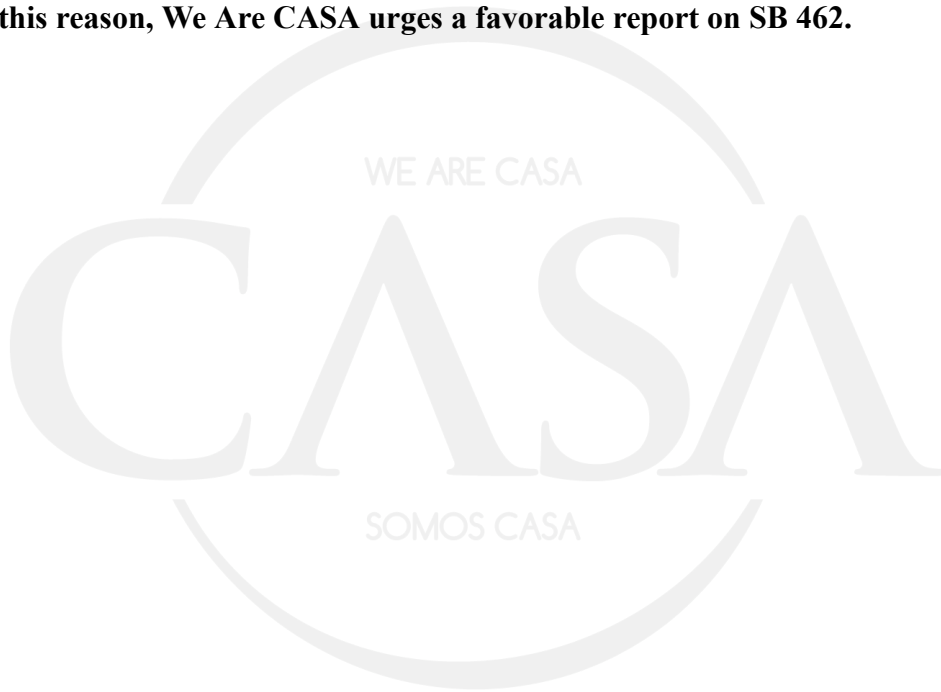
<sup>2</sup> Healthcare for the Homeless, *Homelessness in Maryland* (accessed February 10, 2026), <https://www.hchmd.org/homelessness-maryland>.

<sup>3</sup> Maryland Code Real Property § 8-208.1(e) says that a landlord filing an eviction case or terminating a tenant's lease is not retaliatory if the termination or filing happens six (6) months after the tenant engaged in any activities protected by the statute. This means a landlord merely has to wait 120 days to retaliate against tenants.

**Good Cause Eviction Will Help Ease Housing Instability and Decrease Frivolous Eviction Filings.** Research shows that good cause eviction laws significantly reduce eviction filings, meaning fewer Marylanders are at risk of being put out of their homes. This means fewer evictions for Black Marylanders who are disproportionately impacted by evictions. For example, one (1) in four (4) Black children in renting households face the threat of eviction each year due to structural and systemic racism.<sup>4</sup> Additionally, this would help the courts, who are often overwhelmed by mass eviction filings, focus on eviction cases where the landlord provides a clear reason for the eviction, as well as other important non-housing cases. Further, the research is also clear that Good Cause Eviction has no impact on new housing development and will not drive business from Maryland.

Lastly, passing enabling legislation for local Good Cause Eviction laws would save the state money on support programs and provide a no-cost way to prevent homelessness, strengthen our communities, and hold corporate landlords to account.

**For this reason, We Are CASA urges a favorable report on SB 462.**



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<sup>4</sup> Badger et al., *The Americans Most Threatened By Eviction: Young Children*, New York Times (Oct. 2, 2023), <https://www.nytimes.com/2023/10/02/upshot/evictions-children-american-renters.html>

**SB462\_Mink\_Fav.pdf**

Uploaded by: Kristin Mink

Position: FAV



**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)**

Dear Chair Smith, Vice Chair Waldstreicher, and members of the Senate Judicial Proceedings Committee,

I am writing today to urge a favorable report on Senate Bill 462 enabling localities to implement “Good Cause” requirements for a landlord to seek an eviction against a tenant. We need this bill passed, we need it clean – no poison amendments –, and we need it now. Montgomery County is 40% renters, and my office receives frequent, regular constituent inquiries from families who have reported severe housing code violations and are facing retaliation – including eviction proceedings and threats of eviction – from their landlords, as well as from families who can no longer bear their appalling conditions but are afraid to demand better due to lack of protection from retaliatory evictions.

Maryland residents, our constituents, are making choices between keeping a roof over their heads and living with severe roach, rodent, and bedbug infestations; lack of working heating and cooling; nonfunctional appliances; severe leaks and the mold that results. Parents are tucking their children’s pajama pants into their socks to try to protect them from pests, shifting furniture from room to room depending on leaks and air quality, and debating whether they can seek help from code enforcement or my office or through tenant organizing, or if that would create too much of an eviction risk.

Good Cause is a baseline, common sense measure to help tenants to stay housed and access the safe housing conditions our existing laws are supposed to guarantee. Landlords who are already doing the right thing – who do not rely on the ability to wield retaliatory, arbitrary, or discriminatory evictions as part of their business model – will be unaffected.

Given last year’s conversations, I want to re-emphasize the **widespread rejection by local legislators of potential amendments that would undercut local authority** or pit Good Cause protections against tools for maintaining affordable housing.

Last year, I led a [sign-on letter \(attached\) of nearly 50 local officials](#) across 18 jurisdictions urging the Senate to reject any amendments that would create a local preemption, including any amendment that would preempt local authority to maintain or adopt vacancy control. From Montgomery County, the letter was signed by a majority of the Montgomery County Council,

Montgomery County Executive Marc Elrich, a majority of the Takoma Park City Council, and Takoma Park Mayor Talisha Searcy.

Also signed on: a majority of the Prince George's County Council, a majority of the Baltimore City Council, Baltimore City Mayor Brandon Scott, Baltimore City Comptroller Bill Henry, Anne Arundel County Executive Steuart Pittman, and County Councilmembers from Howard, Frederick, and Baltimore Counties.

As we said last year, "Increasing housing supply and protecting existing affordable housing are *both* essential components of effective housing policy. Policies for both goals can and do coexist in our jurisdictions. **We ask that as you consider and hopefully pass legislation opening up access to more housing stability tools like Good Cause, you continue to leave implementation decisions, as well as vacancy control, to be discussed locally**".

**Vacancy control is a fundamental tool for maintaining affordable housing stock and increasing housing stability.**

- Significant research confirms that vacancy control reduces rents compared to areas with rent regulations that lack vacancy control.<sup>1</sup>
- Rent regulated jurisdictions with vacancy controls have lower tenant turnover than those without.<sup>2</sup>
- "Studies have shown that cities with vacancy control...experienced an increase in their share of Black and Latinx renters and were generally more affordable to low-income households. **Conversely, jurisdictions with vacancy decontrol were less affordable and disproportionately displaced Black renters.**"<sup>3</sup>

I urge adoption of a clean Good Cause bill without amendments that undercut the tools of local government to preserve affordability for our renters. Thank you for your time and consideration of my testimony on this legislation to help the nearly one in three Maryland households who rent their homes.

Respectfully,



Kristin Mink,  
Councilmember  
Montgomery County, Maryland  
District 5

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<sup>1</sup> "[Rent Regulations and the Montgomery County Rental Housing Market](#)," Office of Legislative Oversight, 2023, 5.

<sup>2</sup> Heskin, Allan D., Ned Levine, and Mark Garrett. 2007. "The Effects of Vacancy Control: A Spatial Analysis of Four California Cities." *Journal of the American Planning Association* 66 (2): 162–76.

<sup>3</sup> Christina Plerhoples Stacy, et. al., "Rent Control: Key Policy Components and Their Equity Implications," Urban Institute. July 2021.

<https://www.urban.org/sites/default/files/publication/104630/rent-control-key-policy-components-and-their-equityimplications.pdf>

March 2025

Dear Chair Smith, Vice Chair Waldstreicher, and members of the Senate Judicial Proceedings Committee,

As local electeds, we write to ask that you reject any amendments to Good Cause Eviction Local Enabling (SB 651/HB 709) that would create a local preemption. Counties and municipalities need the opportunity to have these conversations with constituents in the context of our local housing regulations and markets. Rushed, broad-strokes preemptions will stand in the way of good governance and strong policy.

We also specifically wish to highlight our strong opposition to any legislation that would preempt local authority to maintain or adopt vacancy control.

**Vacancy control is a fundamental tool for maintaining affordable housing stock and increasing housing stability.**

- Significant research confirms that vacancy control reduces rents compared to areas with rent regulations that lack vacancy control.<sup>1</sup>
- Rent regulated jurisdictions with vacancy controls have lower tenant turnover than those without.<sup>2</sup>
- “Studies have shown that cities with vacancy control...experienced an increase in their share of Black and Latinx renters and were generally more affordable to low-income households. **Conversely, jurisdictions with vacancy decontrol were less affordable and disproportionately displaced Black renters.**”<sup>3</sup>

**Removing vacancy control from rent stabilized jurisdictions would directly undermine the central purpose of rent stabilization (maintaining affordable housing stock), cause major disruptions to the affordable housing market in places with longstanding rent regulations, and incentivize evictions – yes, even with Good Cause protections.**

- Returning units to market rate during vacancies eliminates the ability to maintain stability in the affordable housing market. After California mandated vacancy decontrol, a study of Berkeley found that “[since vacancy control was lifted], **85% of all rent-stabilized apartments in the city had turned over at least once and rents increased to the higher levels typical of the Bay Area’s unrestricted market.**”<sup>4</sup>

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<sup>1</sup> “Rent Regulations and the Montgomery County Rental Housing Market,” Office of Legislative Oversight, 2023, 5.

<sup>2</sup> Heskin, Allan D., Ned Levine, and Mark Garrett. 2007. “The Effects of Vacancy Control: A Spatial Analysis of Four California Cities.” *Journal of the American Planning Association* 66 (2): 162–76.

<sup>3</sup> Christina Plerhoples Stacy, et. al., “Rent Control: Key Policy Components and Their Equity Implications,” Urban Institute. July 2021. <https://www.urban.org/sites/default/files/publication/104630/rent-control-key-policy-components-and-their-equityimplications.pdf>

<sup>4</sup> Edward G. Goetz, Anthony Damiano, Peter Hendee Brown, Patrick Alcorn, Jeff Matson, Minneapolis Rent Stabilization Study, University of Minnesota Center for Urban and Regional Affairs (2021).

- Vacancy decontrol creates an incentive for owners to evict current tenants – or, if covered by Good Cause, to find a legally passable loophole to do so, such as temporarily removing the property from the rental market, or driving tenants out through poor property management. This incentive would be heightened in places with longstanding rent controls, such as Takoma Park.

**Meanwhile, exempting vacancy controlled units from Good Cause or other tenant protections would deny access to tens of thousands of our most vulnerable families.**

- In Montgomery County, for example, over 57,000 units are currently rent regulated, and thus vacancy controlled. Disproportionately, complaints about retaliatory Tenant Holding Over evictions come from these older buildings which are now regulated.

**Research consistently shows that rent stabilization laws, including ones with vacancy control, do not stymie development.**

- The “supply-reduction claim alleging rent control’s negative effect on new housing development is supported by little evidence. Virtually all existing rent regulations, including the new statewide laws, exempt new construction. Indeed, empirical studies in New Jersey and Washington, DC, found no relationship between rent control and new housing development.
- “Some experts theorize that rent control negatively affects new housing construction because it could lower the rent of a neighborhood and, in turn, lower developers’ incentives to build there. But even when rent control suppresses rent and property values, it has a negligible effect on new construction. This is likely because housing construction responds more to broader macroeconomic factors.”<sup>5</sup>
- “[E]xternal economic cycles and local housing market landscapes are more clearly tied to housing production and market-rate supply trends than is rent control”<sup>6</sup>
- “On balance, rent regulations do not impact new housing construction. On balance, new housing supply is more influenced by cyclicity in the local economy and other local conditions than rent restrictions.”<sup>7</sup>

Increasing housing supply and protecting existing affordable housing are *both* essential components of effective housing policy. Policies for both goals can and do coexist in our jurisdictions. **We ask that as you consider and hopefully pass legislation opening up access to more housing stability tools like Good Cause, you continue to leave implementation decisions, as well as vacancy control, to be discussed locally.**

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<sup>5</sup> Rajasekaran, Prasanna. “Will New Statewide Rent Control Laws Decrease Housing Supply?”, Urban Institute (2019).

<sup>6</sup> Christina Plerhoples Stacy, Eleanor Noble, Jorge Morales-Burnett, Timothy Hodge, Timothy Komarek, Rent Control: Key Policy Components and Their Equity Implications, Urban Institute (2021).

<sup>7</sup> Goetz, et al., at p. 3; Manuel Pastor, Vanessa Carter, Maya Abood, Rent Matters: What are the Impacts of Rent Stabilization Measures?, USC Dornsife Program for Environmental and Regional Equity, at p. 4, 9 (2018).

Respectfully,

Montgomery County Executive Marc Elrich  
Montgomery County Councilmember Kristin Mink (District 5)  
Montgomery County Council Vice President Will Jawando (At-Large)  
Montgomery County Councilmember Natali Fani-Gonzalez (District 6)  
Montgomery County Council President Kate Stewart (District 4)  
Montgomery County Councilmember Laurie-Anne Sayles (At-Large)  
Montgomery County Councilmember Sidney Katz (District 3)  
Prince George's County Councilmember Krystal Oriadha (District 7)  
Prince George's County Council Vice Chair Edward Burroughs III (District 8)  
Prince George's County Councilmember Tom Dernoga (District 1)  
Prince George's County Councilmember Wala Blegay (District 6)  
Prince George's County Councilmember Eric Olson (District 3)  
Prince George's County Councilmember Wanika Fisher (District 2)  
Prince George's County Council Democratic Nominee Shayla Adams-Stafford (District 5)  
Anne Arundel County Executive Steuart Pittman  
Baltimore City Mayor Brandon Scott  
Baltimore City Comptroller Bill Henry  
Baltimore City Council President Zeke Cohen  
Baltimore City Councilmember Odette Ramos (District 14)  
Baltimore City Councilmember Paris Gray (District 8)  
Baltimore City Councilmember Zac Blanchard (District 11)  
Baltimore City Councilmember Mark Conway (District 4)  
Baltimore City Councilmember Phylicia Porter (District 10)  
Baltimore City Councilmember Jermaine Jones (District 12)  
Baltimore City Councilmember Antonio Glover (District 13)  
Baltimore City Councilmember Ryan Dorsey (District 3)  
Baltimore City Councilmember Mark Parker (District 1)  
Baltimore County Councilmember Patrick Young (District 1)  
Howard County Council Chair Liz Walsh (District 1)  
Frederick County Council Vice President Kavonte Duckett (District 4)  
Mayor Celina Benitez, City of Mount Rainier  
Mayor Talisha Searcy, City of Takoma Park  
Mayor Monica Casañas, Town of Colmar Manor  
Mayor Cashenna A. Cross, City of Glenarden  
Mayor Kelly Porter, City of Seat Pleasant  
City of Seat Pleasant Council Vice President Shireka McCarthy (At-Large)  
City of Takoma Park Councilmember Cindy Dyballa (Ward 2)  
City of Takoma Park Councilmember Jessica Landman (Ward 1)  
City of Takoma Park Councilmember Cara Honzak (Ward 5)  
City of Takoma Park Councilmember Roger Schlegel (Ward 3)  
City of Rockville Councilmember Izola Shaw

City of Rockville Councilmember David Myles  
City of Hyattsville Councilmember Rommel Sandino  
City of Hyattsville Councilmember Danny Schaible  
City of Greenbelt Councilmember Jenni Pompei  
City of Laurel Council President Pro-Tem Jeffrey W. Mills (Ward 2)  
City of New Carrollton Council Chair Briana Urbina  
District Heights Commissioner Anthony Tilghman

cc: Senate President Bill Ferguson (Baltimore City)

## **SB462**

Uploaded by: Laurie-Anne Sayles

Position: FAV



**MONTGOMERY COUNTY COUNCIL**  
**ROCKVILLE, MARYLAND**

**COUNCILMEMBER LAURIE-ANNE SAYLES**

**HEALTH AND HUMAN SERVICES, CHAIR**

**AT LARGE**

**ECONOMIC DEVELOPMENT**

February 10, 2026

**SUBJECT:** *SUPPORT FOR SB462 – LANDLORD AND TENANT - RESIDENTIAL LEASES AND HOLDOVER TENANCIES - LOCAL GOOD CAUSE TERMINATION (GOOD CAUSE EVICTION)*

Dear Chair Smith, Vice Chair Waldstreicher, and Honorable Members of the Senate Judicial Proceedings Committee,

I write in strong support of SB462, Good Cause Eviction. This legislation is long overdue and essential to establishing basic protections for Maryland renters against no-cause evictions that displace families even when tenants fully comply with their leases.

Local jurisdictions must have the authority to enact these protections. Renters represent nearly 35 percent of households in Montgomery County. Last year, I joined a majority of my County Council colleagues and our County Executive in urging our state partners to pass a clean bill. Unnecessary amendments risk undermining these protections and weakening the rental stabilization framework that thousands of county residents depend on for housing stability.

As Chair of the Montgomery County Council's Health and Human Services Committee, I see the consequences of inaction firsthand. Homelessness in our county has risen by more than 30 percent, driven in part by unjustified lease nonrenewals. This trend strains our social safety net and fuels a public health crisis. The County is forced to expend limited resources on emergency and temporary housing, where families remain for more than a year on average at above-market rates subsidized by taxpayers. This approach is unsustainable and fiscally irresponsible.

The evidence is clear. Eviction, and even the threat of eviction, leads to poorer physical and mental health outcomes, including increased stress, depression, and risk of suicidality. As the Council's Lead for Eliminating Disparities in Public Health, I am deeply concerned that these harms fall disproportionately on communities of color, compounding existing inequities.

The absence of good cause eviction protections also undermines housing code enforcement. Montgomery County has more than 5,000 housing units classified as troubled or at risk, where residents, disproportionately Black and brown, often endure unsafe conditions. Fear of retaliatory eviction prevents many tenants from reporting violations, allowing hazards to persist and increasing liability for both landlords and the County.

STELLA B. WERNER COUNCIL OFFICE BUILDING · ROCKVILLE, MARYLAND 20850

(240) 777-7964

COUNCILMEMBER.SAYLES@MONTGOMERYCOUNTYMD.GOV

If granted this authority, I am committed to advancing balanced housing policies that protect vulnerable residents while supporting housing production goals. I support the small-landlord exemption included in SB462 and look forward to working with state and local partners to ensure fair and effective implementation.

Having personally experienced housing insecurity, I know the fear of not knowing whether you will have a place to call home. SB462 affirms that housing stability is foundational to health, economic security, and dignity. I urge you to pass SB462 and provide local jurisdictions with the tools needed to protect renters across Maryland.

Respectfully,

Laurie-Anne Sayles

Montgomery County Councilmember

Chair, Health and Human Services Committee

Sincerely,

A handwritten signature in blue ink that reads "Laurie-Anne Sayles". The signature is written in a cursive style with a large initial "L".

Laurie-Anne Sayles

Councilmember At-Large

# **DRM Testimony in Support of Sb 462.pdf**

Uploaded by: Leslie Dickinson

Position: FAV

**SB 462 –Landlord and Tenant Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

**Hearing before the Judicial Proceedings Committee, February 12, 2026**

**Position: FAVORABLE**

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Disability Rights Maryland (DRM) is the federally designated Protection & Advocacy agency in Maryland mandated to advance the civil rights of people with disabilities. One of DRM’s goals is to end the unnecessary segregation and institutionalization of Marylanders with disabilities. To achieve this goal, DRM’s Housing team works to expand opportunities for Marylanders with disabilities to be part of their communities and to maintain affordable and accessible housing. This includes representing people with disabilities in eviction proceedings to prevent unnecessary homelessness and institutionalization.

DRM is part of Renters United Maryland and urges the Senate Judicial Proceedings Committee to issue a favorable report on SB 462.

**Whether homeowner or renter – across race, class, disability 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. **We urge the Committee to pass a clean SB 462 and reject amendments.**

SB 462 is targeted at large corporate landlords. The bill explicitly exempts landlords who own 5 or fewer rental units in Maryland. Currently in Maryland, corporate landlords can choose not to renew a tenant’s lease for *no good reason* and as a result many Marylanders are facing severe housing instability. In our state, 5,000+ families are made homeless each year because of an eviction. See Alliance to End Homelessness: [MD-fact-sheet-2024-PIT-Data.pdf](#), and more than 30,000 Marylanders experience homelessness each year. [Homelessness in Maryland | Health Care for the Homeless - Baltimore and Maryland](#). There is a dire need to reduce evictions and keep Marylanders rooted in our communities.

SB 462 would allow local jurisdictions the ability to pass good cause laws which simply require transparency and accountability from corporate landlords for why they are choosing not to renew a lease and evicting a tenant. This is local enabling legislation – not a state mandate – so that local jurisdictions may pass good cause within the framework of their housing needs and master plan. Maryland is one of only five states that explicitly prohibits counties from passing Good Cause Eviction laws.

[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 when the federal government is shredding the social safety net.

People with mobility disabilities are especially impacted by the lack of Good Cause legislation. Due to the substantial lack of accessible units in Maryland, if a person with a mobility disability

managed to find and is living in an accessible unit, to have the lease not renewed is an incredible hardship.

The National Center for Smart Growth in 2025 prepared a Housing Gap Analysis for Maryland. The data shows that statewide there are 686,244 people with disabilities 49% of whom have an “ambulatory” disability. [Report #2 v0627 SHNA 2025](#), see p. 31 (e-page 33). Moreover, 5,306 accessible units for low-income families with a person with a mobility disability. Id. at p.41 (e-page 43).(Table 15). I encourage you to view the Housing Gap Analysis which contains an extensive amount of data and is a tremendous resource.

**For these reasons, DRM urges a favorable report on SB**

Thank you for your consideration. Please contact me with any questions regarding my testimony.

**Sincerely,**

*/s/ Leslie Dickinson*

Leslie Dickinson

Managing Attorney

Disability Rights Maryland

(443) 692-2488

[LeslieD@Disabilityrightsmd.org](mailto:LeslieD@Disabilityrightsmd.org)

# **CAB Testimony\_SB462\_Good Cause Eviction.pdf**

Uploaded by: Leslie Frey

Position: FAV



**Montgomery County Community Action Board Testimony**  
**SB462: Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**  
**February 12, 2026**  
**SUPPORT**

TO: The Honorable William C. Smith, Chair; The Honorable Jeff Waldstreicher, Vice Chair; and Members of the Judicial Proceedings Committee  
FROM: The Montgomery County Community Action Board

The Montgomery County Community Action Board, the County’s local, state, and federally designated anti-poverty group, strongly supports SB462, which would allow counties to establish laws prohibiting landlords from failing to renew leases or terminate holdover tenancies without good cause. Currently, landlords can terminate a tenant or evict a tenant without providing any justification, which leads to housing instability for vulnerable families and potentially allows for inequitable practices among landlords. There is economic benefit to consider when implementing SB462. Fewer evictions mean less strain on local services, including courts and social services, which often bear the costs of homelessness and housing instability.

As advocates for economically disadvantaged and marginalized communities, our board continues to support tenants’ rights and policies that remove barriers to safe, affordable housing. In Montgomery County, around 62% of renters earning less than \$50,000 annually spend over half of their income on housing, indicating a severe housing cost burden.<sup>1</sup> Paramedics, custodians, nursing assistants, and firefighters are examples of occupations where individuals cannot afford to live in the county they serve. In order to meet the housing needs of those with an income below 50% of AMI, 4,691 units would need to be built.<sup>2</sup>

The Montgomery County Community Action Agency, of which our board is the governing body, supports households struggling to find stable and affordable housing through the Takoma-East Silver Spring (TESS) Community Action Center and the agency’s Navigation Team. Staff support residents in applying for housing vouchers and emergency rental assistance to prevent evictions and assist residents who are at risk for losing their housing for various reasons. Staff report that it is common practice for landlords to simply let a lease expire if a tenant has relied on rental assistance or if the tenant has expressed concerns about health and safety in the building, instead of addressing these issues directly. Marginalized members of our community, including undocumented residents, refugees, asylees, and families with modest incomes, are especially at risk for such unfair practices, which SB462 aims to address.

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<sup>1</sup><https://www.montgomerycountymd.gov/countystat/program-inventory/housing.html>

<sup>2</sup><https://www.urban.org/sites/default/files/2023-04/Filling%20the%20Federal%20Affordable%20Housing%20Doughnut%20Hole%20in%20the%20Greater%20DC%20Region.pdf>

It is important to note that protections for tenants are especially critical in an area like Montgomery County, and so many parts of the state, where the cost of living is so high. According to the 2023 Montgomery County Self-Sufficiency Standard, a household with two working adults, one preschooler, and one school-age child would need to earn \$122,943 annually to cover their basic necessities, over four times the federal poverty level.<sup>3</sup> Housing represents a significant expense for families. Policies that lead to more housing stability, like Good Cause Eviction protections, can help families move towards the Self-Sufficiency Standard.

The Montgomery County Community Action Board strongly supports SB462 and asks for the Committee's favorable report.

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<sup>3</sup> [https://www.montgomerycountymd.gov/HHS-Program/Resources/Files/MDMontCo2023\\_SSS.pdf](https://www.montgomerycountymd.gov/HHS-Program/Resources/Files/MDMontCo2023_SSS.pdf)  
<sup>2</sup> <https://hit.handhousing.org/jurisdictions/montgomery>  
<sup>3</sup> <https://www.urban.org/sites/default/files/2023-04/Filling%20the%20Federal%20Affordable%20Housing%20Doughnut%20Hole%20in%20the%20Greater%20DC%20Region.pdf>

**SB462\_MoCo\_Frey\_FAV (GA26).pdf**

Uploaded by: Leslie Frey

Position: FAV



# Montgomery County

## Office of Intergovernmental Relations

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**ROCKVILLE: 240-777-6550**

**ANNAPOLIS: 240-777-8270**

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**SB 462**

**DATE: February 12, 2026**

**SPONSOR: Senator Muse**

**ASSIGNED TO: Judicial Proceedings**

**CONTACT PERSON: Leslie Frey** (leslie.frey@montgomerycountymd.gov)

**POSITION: SUPPORT**

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### **Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

Senate Bill 462 authorizes a county to adopt by local law or ordinance provisions prohibiting a landlord from failing to renew a lease or from terminating a holdover tenancy without "good cause". Under the bill, good cause exists if: (1) a tenant has committed a substantial breach of the lease or substantial damage to the leased premises or another area of the property and after receiving notice to cure or correct the breach or pay the cost of repair, the tenant fails to comply within a reasonable period of time; (2) a tenant engages in routine disorderly conduct that disturbs the peace and quiet of other tenants; (3) a tenant engages in illegal activity on the leased premises, another area of the property, or on a public right of way abutting the leased premises; (4) a tenant, without reasonable cause, refuses to grant the landlord access to the leased premises for repairs, improvements or inspection of the leased premises; (5) a holdover tenant fails to accept a landlord's offer of a new lease agreement for a term of at least one month but not longer than the terms of the lease agreement effective immediately before the holdover tenancy within one month after the landlord makes the offer or a greater period of time as otherwise established by law; (6) a tenant repeatedly commits minor violations of the lease that disrupt the livability of the leased premises, interfere with the management of the property, or have an adverse financial impact on the property; (7) a tenant habitually fails to pay rent when due, if the tenant has been notified by the landlord in writing that the rent is more than ten days late at least four times in a twelve-month period; (8) a landlord, in good faith, seeks to recover possession of the premises for use by the landlord or a family member; (9) a landlord, after having obtained all necessary permits, seeks to undertake substantial repairs or renovations that cannot be completed while the leased premises are occupied; and (10) a landlord, in good faith, seeks to remove the leased premises from the rental market for at least one year. The bill applies to landlords who, in a county that has enacted a local law or ordinance, owns six or more residential rental units that the landlord owns or controls through one or more legal entities. When terminating a tenancy, a landlord must provide a tenant with notice of the good cause or that the landlord is not subject to local good cause requirements by first class mail within the timeframes specified in the bill. The bill also contains notice provisions that require a landlord to notify a tenant or prospective tenant whether the property is covered under a local good cause eviction law.

Montgomery County strongly supports Senate Bill 462, which would help protect tenants and enable them to stay in their homes while also allowing termination of leases for certain causes. Under

Montgomery County law, a landlord must provide 60 days' notice if the landlord does not intend to offer the existing tenant a renewed lease term. If a tenant remains in possession of the leased premises after the expiration of the lease term, the tenant is considered to be "holding over" under current State law. If a tenant holds over, the tenant becomes a month-to-month tenant, but all other terms of the expired lease remain in effect (albeit monthly). A landlord may file a complaint in District Court if a tenant refuses to relinquish possession at the end of the lease term. If the landlord proves proper notice, the lease term fully expires, and the tenant remains in possession of the premises, the Court will issue a judgment for possession in favor of the landlord.

Senate Bill 462 makes significant changes to the tenant holding over process in Montgomery County. A landlord will no longer be able to evict a tenant for holding over, absent an enumerated good cause. Under the bill, a tenant could continue to stay in possession of the property indefinitely after expiration of the lease, as a month-to-month tenant, subject to eviction for good cause if the tenant continues to pay the required rent.

Montgomery County supports Senate Bill 462 and recognizes the importance of providing tenants with housing stability and security through strengthening the protections available to them; good cause eviction requirements are yet another way that Montgomery County can provide housing security to its residents. For the foregoing reasons, Montgomery County respectfully requests a favorable Committee report.

# **SB462 - Good Cause Eviction.docx.pdf**

Uploaded by: Lindsay Keipper

Position: FAV

Dear **Members of the Judicial Proceedings Committee,**

This testimony is being submitted by Showing Up for Racial Justice Baltimore, a group of individuals working to move white folks as part of a multi-racial movement for equity and racial justice in Baltimore City, Baltimore County, and Howard County. We work in collaboration with CASA de Maryland and Renters United. I am a resident of **District 46, and I am testifying in support of SB462.**



**Showing Up for Racial Justice**

SB462 allows local jurisdictions to require a just basis for corporate landlords to either refuse to renew or to cut off month-to-month and week-to-week leases. This legislation allows local legislatures to pass laws, if they choose, limiting how and when lease non-renewals occur. The bill specifically exempts small landlords who own five units or less, because it is the large, corporate landlords that have been abusing the system. Moreover, it is enabling only: it places the decision of whether just cause eviction legislation is appropriate in the hands of the county, which has a greater depth of understanding of their individual communities' needs.

The real estate lobby wants you to believe that allowing local counties to bar baseless evictions will somehow damage the availability of affordable housing. This is baseless speculation. Recent research examining the impact of "just cause eviction" legislation in three states showed that such laws did not reduce the rate of new housing production/supply.<sup>1</sup> Real estate interests have previously convinced this committee to add amendments to this bill which force localities to choose between rent stabilization and good cause eviction laws on the baseless premise that having both will cause decreased capacity. There is no evidence of this. On the other hand, we know for a fact that families need both stable rents and stable homes to remain housed.

Cause-less evictions are a frequent tool of corporate real estate investors trying to enable unconscionable rent increases. Individuals and families who have done nothing wrong are forced to uproot their entire lives as a result. Cause-less evictions are also used to target "undesirable" tenants such as those using housing vouchers or who try to organize or demand repairs. It is virtually impossible for even those tenants who are being unlawfully discriminated against to prevent their eviction, given that the housing court docket is designed for efficiency and does not allow the kind of discovery available in larger lawsuits.

Maryland families who pay their rent and play by the rules deserve to stay in their homes. The General Assembly can help ensure that by allowing counties which see a need for good cause eviction legislation to pass it. For these reasons, I am asking you to pass a **clean version of SB462**, without any developer-approved amendments intended to diminish its effects.

Thank you for your time, service, and consideration.

Sincerely,

**Lindsay Keipper**

**2425 Fleet St.**

**Baltimore, MD 21224**

Showing Up for Racial Justice Baltimore

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<sup>1</sup> Kenton Card, Evan Davis, Edward Goetz, and Jeremy Schwartz. *The Good Case for "Good Cause": Do Good Cause eviction protections reduce the rate of housing production?* Center for Urban and Regional Affairs, March 3, 2025. [https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final\\_the-good-case-for-\\_good-cause-v2.pdf](https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final_the-good-case-for-_good-cause-v2.pdf)

# **SB462\_FAV\_Lisa.pdf**

Uploaded by: Lisa Büttner

Position: FAV

**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)**

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**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.**

My name is Lisa Büttner and I have lived in Long Branch for 22 years. My son has attended our neighborhood schools since Kindergarten and is now a senior at Blair. I have worked with the community-based nonprofit CHEER since 2020, when impacts of Covid on our most vulnerable neighbors became unbearable to witness.

During these years I have had the privilege of coming to know dozens of neighbors who rent apartments within ¼ mile of my house. I have heard story after story about the appalling housing conditions that many of them endure for fear of reprisal should they complain. I have seen many of these apartments, have smelled gas upon entering a multi-unit building and have called 911; have felt the oppressive heat when the AC units don't work; have seen water streaks from leaky windows and heard many times about maintenance covering over moldy walls with a layer of paint, only for the mold to emerge again. Would you tolerate any of these conditions?

Among the most nauseating and infuriating ongoing cases is that of Blanca, a single mother of 4 children from 4th grade to 12th grade attending four separate schools (one of her children needs extra support). Blanca works three part-time jobs to cover her bills and to do work in the community which she loves. She loves nature and seeks out opportunities for her children to get scholarships for outdoor summer camp, among other enrichment activities.

Blanca and her 4 kids live in a 2-bedroom apartment in a 4-unit building that is walking distance from the elementary school that her daughter attends. They have lived there for 5 years. For the past 2 years, the cockroach population in Blanca's apartment has exploded. She has tried reporting the problem to the landlord, who has been unresponsive for over a year. The infestation has driven out all the other renters in the building, but Blanca doesn't want to move because she doesn't know of any other affordable apartments close to the school, and doesn't want to disrupt her children's lives.

Blanca cannot bear for her children to get sick or be traumatized by so many roaches everywhere. So for many months, she has been spending **\$200/month (!) on roach poison**, only to have the population bounce back. She has described using "bombs"/foggers that she is needing to use increasingly often - now **twice a month!** I am seriously concerned about the

toxins that she and her kids are exposed to with this frequent use of fumigators that release pesticides in the form of a mist. She uses one in the kitchen and every other room of the apartment. She does it before she leaves for work when the kids are at school, and puts the cat in a separate room. When she returns she says she wipes things down. She says she does not wear a mask (she didn't think of that risk), and I cannot imagine how much more she exposes herself when she attempts to wipe things off, when she can't possibly get all surfaces. And she says she gets headaches. I can't imagine how much the kids and cat are inhaling/ingesting as well from things like the couch, sheets, etc. It makes me furious. She is spending a huge portion of her very hard-earned income to combat an infestation that is systemic and clearly requires an all-building solution, putting herself and her kids at risk of high exposure to dangerous chemicals. But this won't happen without a landlord who cares about his tenants' lives. And I am sure there are dozens of families in Long Branch in a similar situation.

Blanca is too afraid to report the landlord, for fear she will be evicted or have her rent increased beyond what she can afford.

**I urge you to please support SB 462, Good Cause Eviction, so that renters can demand humane living conditions without fear of eviction.**

# **SB 462 - CLS Support - Good Cause Evictions.pdf**

Uploaded by: Lisa Sarro

Position: FAV



**Executive Director**  
Jessica A. Quincosa, Esq.

**Deputy Director**  
Kayla Williams-Campbell, Esq.

**Director of Litigation &  
Advocacy**  
Lisa Sarro, Esq.

**SB 462 –Landlord and Tenant – Residential Leases and  
Holdover Tenancies – Local Good Cause Termination  
(Good Cause Eviction)  
Hearing of the Judicial Proceedings Committee  
February 12, 2026**

**Position: Favorable**

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[Community Legal Services](#) is pleased to submit this testimony in support of SB 462, which would permit counties to enact legislation requiring that landlords have a good cause for refusing to renew leases of tenants renting from them.

Community Legal Services (CLS) is a nonprofit legal services organization dedicated to ensuring equitable access to justice and promoting individual, family and community well-being and stability. We provide free legal services in a broad area of legal matters, including eviction prevention legal services. We provide holistic services designed to promote housing and economic stability in our clients' lives, including helping to connect clients with access to alternative housing when necessary.

**The Need for Good Cause Protections**

Under current Maryland law, landlords are not required to provide a reason when choosing not to renew a lease, even when a tenant has complied with all lease terms and maintained their home responsibly. This legal gap exposes tenants to sudden displacement without warning or justification. It is particularly harmful to low-income families, seniors, and individuals with disabilities who often face insurmountable challenges when forced to move unexpectedly.

Through our work with clients experiencing housing instability, we have seen firsthand the devastating impact that arbitrary lease non-renewals have on tenants, especially tenants with limited financial resources and those who rely on the community around them for their social and financial well-being and stable educational resources for their children. *When individuals and families are forced to relocate, they don't just lose the roof over their heads, they also lose the community surrounding and supporting them.*

## **Impact on Seniors and Individuals with Disabilities**

Seniors and individuals with disabilities face significant challenges when forced to move due to arbitrary lease non-renewals. Many rely on fixed incomes, making it difficult to afford the high costs of relocating, including security deposits, moving expenses, and application fees. The search for accessible housing is often long and arduous, as many rental units lack necessary accommodations, such as wheelchair accessibility, grab bars, or elevator access. Additionally, the stress and physical strain of moving can be particularly detrimental to those with mobility limitations or chronic health conditions. Displacement can also sever critical support networks, including caregivers, medical providers, and community services that help maintain independence and well-being. For these vulnerable populations, an unexpected lease non-renewal is not just an inconvenience - it can lead to serious health risks, increased isolation, and, in the worst cases, homelessness.

## **Impact on Housing Voucher Holders**

For tenants using Housing Choice Vouchers and other housing vouchers, the consequences of non-renewal are also particularly severe. Voucher holders already face limited housing options due to source-of-income discrimination (unlawful, but still unfortunately a factor) and a highly competitive rental market. When forced to move due to a landlord's unilateral decision not to renew a lease, voucher holders face several hardships:

1. **High Moving Costs:** Relocating involves significant expenses, including security deposits, first month's rent, moving fees, and application costs. For families living on fixed incomes, these costs can be financially crippling.
2. **Disruptions to Employment and Education:** Forced moves frequently result in job loss or reduced work hours, as tenants struggle to navigate the logistics of relocation. For children, changing schools can cause academic setbacks, social instability, and emotional distress.
3. **Increased Risk of Homelessness:** The time-limited nature of Housing Choice Vouchers means that if a tenant cannot secure a new rental within a specific window, they risk losing their voucher entirely. In many cases, this results in homelessness or extended stays in substandard housing.

## **A Balanced Approach to Housing Stability**

**SB 462 is enabling legislation.** It does not impose a requirement that all jurisdictions adopt good cause requirements for nonrenewal of leases. Instead, it grants local jurisdictions the authority to adopt good cause protections if they determine it necessary and in the best interests of the residents of their community. This approach allows for local flexibility. It simply puts an additional tool in the pocket of local jurisdictions that can be used - if they choose - to promote and preserve economic and housing stability in their communities.

Even if a county adopts the provisions of SB 426, landlords in that county would not be prohibited from terminating leases when there is a valid reason, such as non-payment of rent, lease violations, or plans to remove a unit from the rental market. It simply ensures that tenants who comply with their lease terms are not displaced without cause. This balance protects responsible landlords while preventing unnecessary evictions that disrupt lives and communities.

## **Conclusion**

Stable housing is the foundation of economic security, educational success, and community well-being. SB 462 is a critical step toward ensuring that Maryland individuals and families are not unfairly displaced due to arbitrary lease non-renewals. CLS urges the committee to issue a FAVORABLE report on this bill to support efforts to provide housing stability for Maryland's most vulnerable residents.

Please feel free to contact Jessica Quincosa, Executive Director, and Lisa Sarro, Director of Litigation and Advocacy, with any questions at [quincosa@clspgc.org](mailto:quincosa@clspgc.org) and [sarro@clspgc.org](mailto:sarro@clspgc.org), respectively.

**SB 462 Good Cause\_1199SEIU\_FAV.pdf**

Uploaded by: Loraine Arikat

Position: FAV



SB 462  
Landlord and Tenant Residential Leases and Holdover Tenancies - Local Good Cause  
Termination (**Good Cause Eviction**)  
**Position:** Favorable

Dear Chair Smith and members of the Judicial Proceedings Committee,

My name is Ricarra Jones, and I am the Political Director with 1199SEIU United Healthcare Workers East. We are the largest healthcare workers union in the nation, with 10,000 members in Maryland and Washington, DC. We are also a part of Renters United Maryland coalition. 1199 SEIU supports **SB 462 Landlord and Tenant Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**.

Currently in Maryland, corporate landlords can evict a tenant for *no good reason* and as a result many Marylanders are facing severe housing instability. In our state, 5,000+ families are made homeless each year because of an eviction and more than 30,000 Marylanders experience homelessness each year. There is a dire need to curb evictions and keep Marylanders rooted in our communities.

1199 SEIU supports SB 462 because we believe housing justice is key to health justice. Evictions are not just a symptom of poverty; evictions cause poverty and homelessness. This legislation will simply ensure tenants have the opportunity to exercise their right without fear of retaliation or discrimination. Removing tenants without needing to provide reason makes vulnerable tenants powerless amidst housing instability.

Research shows that good cause eviction laws greatly decrease eviction filings meaning that fewer Marylanders would be at risk of being put out of their homes. This would mean fewer evictions for Black Maryland residents who – because of centuries of government-sponsored housing discrimination – are disproportionately impacted by evictions. 1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism. The research is also clear that Good Cause Eviction has [no impact on new housing development](#).

As Maryland's budget deficit looms, passing enabling legislation for local Good Cause Eviction laws would save the state money on support programs and provide a no-cost way to prevent homelessness, strengthen our communities, and hold corporate landlords to account.

For this reason, I urge a favorable report on SB 462.

Sincerely,  
Ricarra Jones | ricarra.jones@1199.org  
Political Director | 1199SEIU United Healthcare Workers East

**MDGA26\_SB0462\_MaraGreengrass\_JUFJ\_FAV.pdf**

Uploaded by: Mara Greengrass

Position: FAV

February 12, 2026

Mara Greengrass  
Rockville, MD 20852

**TESTIMONY ON SB0462 - 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:** Mara Greengrass, on behalf of Jews United for Justice (JUFJ)

My name is Mara Greengrass. I'm a resident of District 18, a lifelong Marylander, a member of Congregation Beth El in Bethesda, and a neighbor who cares about the community. **I am submitting this testimony on behalf of Jews United for Justice (JUFJ) in support of SB 462, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).** JUFJ organizes over 6,000 Jews and allies from across Maryland in support of social, racial, and economic justice campaigns at the state and local levels.

Housing stability is a vital part of Jewish law and values. Our texts often assume people in need of assistance will already have stable housing because it's such a fundamental right; 12th century scholar Maimonides noted in the Mishneh Torah that landlords must give sufficient warning before terminating a lease, to ensure the tenants had time to find new housing.

This is why I believe landlords should have to provide a valid reason before evicting tenants, such as violation of the lease, destruction of property, non-payment of rent, or illegal activity. Landlords should *not* be able to evict tenants due to personal feelings or in retaliation for tenants complaining about rental conditions or forming a tenant union. Everyone I discuss this issue with considers Good Cause Eviction common-sense and entirely reasonable. Usually, they're surprised it's not *already* the law throughout Maryland. (My 16-year-old son was most indignant about it, in fact.)

In an uncertain world, it's our duty to keep tenants in their homes when possible. In tight budget times, we should remember that—as a society—it's much cheaper to keep tenants housed than it is to allow them to become homeless. This is yet another reason why the General Assembly must pass this legislation and reject any amendments that would force counties to choose between stable rents and stable homes. In 2025 alone, landlords filed nearly 5,000 eviction cases for hold over tenants. This legislation will help prevent these “no cause” eviction filings and keep people housed.

Everyone in Maryland deserves the peace of mind of knowing they can't be evicted unless their landlord provides a valid reason for not renewing their lease. Please support Good Cause Eviction enabling legislation and let each Maryland county decide for themselves if they want to implement it. **On behalf of JUFJ, I respectfully urge this committee to return a favorable report on SB 462 and reject any weakening amendments that undermine existing renter protections.**

**SB0462\_Mark Martin\_FAV (3).pdf**

Uploaded by: Mark Martin

Position: FAV

SB0462\_Mark Martin\_FAV

February 12, 2026

Mark Martin

1416 Bolton Street, Baltimore MD 21217

**TESTIMONY ON SB0462-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: Mark Martin

My name is Mark Martin and I am a longtime resident of District 40 in Baltimore City. This testimony is in support of SB0462.

Stable housing is critical for a healthy, prosperous, and safe community. Maryland law currently works against this goal by leaving tenants vulnerable to losing their homes through no fault of their own just because their landlord refuses to renew their lease. Lease nonrenewals (evictions) undermine family and neighborhood stability and threaten the health and education of children, particularly people of color. Further, evictions cost governments substantial amounts of money, as uprooted tenants are forced to draw more heavily on public services.

SB0462 begins to rectify this problem. It authorizes counties, and Baltimore City, to enact locally appropriate laws that would require a landlord to renew a lease unless he has a valid reason (a “good cause”) not to. The bill therefore promises to do a great deal of good by redressing the power imbalance between landlords and tenants, safeguarding tenants from arbitrary and retaliatory evictions, and, thereby, facilitating access to stable and habitable housing and all the individual and societal benefits associated with it.

At the same time, the bill should protect the *legitimate* interests of landlords. Good (“just”) cause eviction laws typically leave landlords free not to renew the leases of problem tenants (e.g., those who fail to pay rent, cause damage, or are disruptive), to reasonably raise rents, or to dispossess tenants in order to remove a property from the rental market, to take it back for temporary personal use, or renovate it

This is a proven path. I am a (retired) lawyer with experience in Landlord-Tenant court in the District of Columbia, which has long provided tenants with a right to just cause eviction. Many other states (*e.g.*, New Jersey, California, Oregon, New Hampshire, Washington, Colorado, New York) and cities (*e.g.*, Seattle, Oakland, Boston, and Philadelphia) afford similar protections to tenants. These laws have generally had the effect of reducing evictions without undermining the housing market or economic development.\* Baltimore City itself adopted such a law in 2021, but has been blocked from implementing it by contrary State law.

It is time for Maryland to join these other jurisdictions. SB0462 would add much needed balance to State law. The reforms it enables are a commonsense, workable step to helping tenants stay in their homes, and thereby reduce social dislocation and promote equality, without jeopardizing landlords’ or developers’ reasonable interests.

I urge the committee to return a favorable report on SB0462.

\*[https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final\\_the-good-case-for-\\_good-cause-v2.pdf](https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final_the-good-case-for-_good-cause-v2.pdf)

**SB 462 Good Cause PJC w attachments FAV.pdf**

Uploaded by: Matt Hill

Position: FAV



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## 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: FAVORABLE

Public Justice Center is part of Renters United Maryland and urges 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. We urge the Committee to pass a clean SB 462 and reject any amendment that would force counties and renters to choose between having strong rent stabilization and good cause eviction protections. This is a false choice. **We need stable rents and stable homes.**

The centrality of good cause eviction to affordable housing is best illustrated by the families who have suffered from arbitrary, retaliatory, or discriminatory evictions:

- Rebecca Clausen, a 30-year combat veteran of the armed services, a mother to three teenage daughters, and a longtime resident of Anne Arundel County reported severe mold, flooding, chipping lead paint, and rodents to her landlord and then to the County. Her landlord responded by issuing her a notice to terminate her tenancy. Ms. Clausen retained one of the best landlord-tenant lawyers in the state, but lost at trial, and lost on appeal. As she noted in her testimony last year: “I served my country honorably for 30 years, including combat service. Yet, the very laws and freedoms in Maryland that I stood up to defend have failed my family. My children and I have been forced to endure hazardous living conditions, retaliation, and now eviction because the laws allow landlords to hide. Now, because of this eviction record, landlords are declining our applications to rent another home. As a result, we will become one of the thousands of homeless families in Maryland.”

- Naima Robinson-Chaney is a mother of three children living in Baltimore City. Ms. Robinson-Chaney stood up to the landlord in court because the landlord was charging her illegal fees. She won her case, and the landlord responded with a notice to terminate her tenancy. The panic, sleeplessness night, and terror that her children experienced at the possibility of becoming homeless was detailed in her testimony last year. She concluded that testimony: “If this law had been in place, my landlord would have to state **why** – after I paid the rent every month – they want me and my children to have to leave. And the only reason they would be able to give is that I finally stood up to them. Please pass this important legislation.”

**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.](#)

Researchers from Loyola University Maryland and others found that [Good Cause has no impact on housing development](#) after examining how Good Cause works in NH, OR, & CA. Some of these jurisdictions have rent stabilization; some do not. It does not matter.

**Please reject any 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 as well. [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.

## TOP MARKETS FOR PRODUCTION OF AFFORDABLE HOUSING

From 2020-2024, among the Top 10 producers of new affordable housing, 6 markets have enacted Good Cause Eviction, Rent Stabilization, or both.

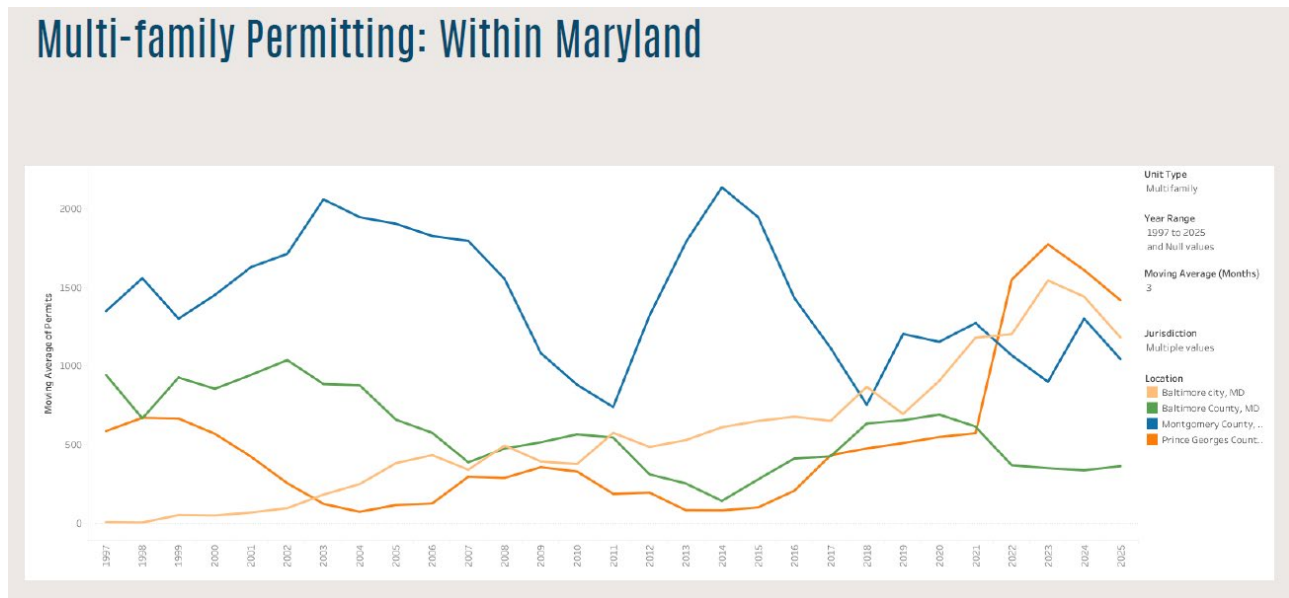
Source: RentCafe's analysis of Yardi data, 2015 - 2024

	Market name	New affordable apartments*	Total apartment completions*	Share of affordable apartments*
1	Seattle, WA	14,290	59,004	24.22%
2	New York City, NY	14,240	44,921	31.70%
3	Austin, TX	13,343	94,250	14.16%
4	Twin Cities, MN	10,722	56,834	18.87%
5	Atlanta, GA	10,486	94,471	11.10%
6	Denver, CO	10,253	72,769	14.09%
7	Los Angeles, CA	9,406	45,787	20.54%
8	Bay Area, CA	9,169	45,578	20.12%
9	San Antonio, TX	9,015	38,153	23.63%
10	Miami, FL	8,690	45,278	19.19%

*The Public Justice Center is a 501(c)(3) charitable organization and as such does not endorse or oppose any political party or candidate for elected office.*

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

New housing construction is falling throughout the state and nation – not because of rent stabilization but because of zoning and land use laws, NIMBYism, permit delays, construction costs, and a [host of development issues detailed in the Maryland Comptroller’s report](#)



**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. Eight other states – 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.

When corporate landlords engage in no-cause evictions, families cannot stay rooted in their schools, jobs, and support networks; and, renters do not report hazardous conditions out of fear of eviction. The whole neighborhood suffers.

*The Public Justice Center is a 501(c)(3) charitable organization and as such does not endorse or oppose any political party or candidate for elected office.*

**Good cause requires transparency and accountability from corporate landlords for why they are choosing to evict a tenant.** Some corporate landlords will non-renew a lease out of a discriminatory motive, i.e., wanting to evict a family who has a voucher or discrimination based on family status (having children), race, disability, or sexual orientation. Tenants can also face eviction as retaliation if they try to organize and demand repairs to dangerous living conditions. Proving discrimination or retaliation is almost impossible, especially in district court where tenants do not have access to discovery tools like requests for production of documents and depositions.

Black families bear the brunt of these evictions. [1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism.](#)

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 and more, the American Bar Association Supports “Just Cause” Eviction Policy.** In 2022, the American Bar Association (ABA) endorsed “just cause eviction” policies as one of “[Ten Guidelines for Residential Eviction Laws.](#)” As reported in the ABA resolution:

When such good cause requirements are absent renters and their families lack basic security of tenure. Forcing a household to relocate imposes significant disruption and potential hardship on the tenant, and should not be allowed without a legitimate reason. Allowing eviction without cause invites abuse, enabling a discriminatory, retaliatory, or otherwise illegitimate motive for ending a tenancy to be easily concealed behind a “no cause” eviction.

American Bar Association, House of Delegates Resolution 612, 9-10.

Public Justice Center asks that the Committee issue a **FAVORABLE** report on SB 462.

Testimony on SB 651 Landlord and Tenant – Residential Leases and Holdover  
Tenancies – Local Good Cause Termination (Good Cause Eviction)  
Hearing of the Judicial Proceedings Committee, February 18, 2025  
Position: **Favorable**

Dear Chairman Smith, Vice Chair Waldstreicher, and Committee Members:

My name is Rebecca Clausen. I am a single parent to three teenage daughters; a decorated, 30-year, 100% permanently and totally disabled Medical Service Corps combat veteran; a former senior federal GS employee and Class of 2010 Presidential Management Fellow; and a resident of Anne Arundel County since 2012. I am writing to express my strong support for SB 651. My family has endured severe hardships due to Maryland's toothless tenant protections, which have allowed landlords to retaliate against us and fail to meet their legal obligations without any consequences.

Unlike the vast majority of Marylanders facing eviction, I have been represented by an attorney, which has been critical in navigating the legal system, but it was not enough. It can never be enough because landlords hide behind their silence and wall of privilege and evict families without having to state a legitimate reason. *Good cause eviction flips that script by requiring landlords to show why they want to evict the renter.*

**Hazardous Living Conditions.** This issue is not an issue of poverty or bad tenants, nor is it confined to Baltimore. My family and I are stellar tenants who have faced systemic failures in Maryland's housing laws and judicial system. These failures have left us vulnerable to unsafe living conditions, retaliatory actions, and a lack of accountability for landlords. Since leasing a home in Gambrills, Maryland that is less than one mile from our schools (AMS and AHS) - my family has faced a series of egregious violations by our landlord, SMD Management, LLC (aka SMD Capital Group). These violations have not only jeopardized our safety but have also exposed the systemic failures of Maryland's legal system.

I have reported the hazardous issues below to the landlord and local agencies:

- Repeated flooding with ankle-deep rainwater entering the basement causing extensive mold and damage to our personal possessions.
- Leaking pipes and toilets in the kitchen and bathrooms have caused dangerous water damage and additional, prolific mold growth. This has caused respiratory issues, allergic reactions, and long-term health risks for my family.
- Failure to repair chipping lead paint and provide the mandated lead certificate from the MD Dept. of the Environment.
- Structural defects including rotting floors, holes in the walls, and exposed electrical wiring.
- Severe rodent infestation coming from 2-foot holes in the ceiling.

The Health Department, Housing Protection Services, Md. Dept. of the Environment, mold experts, and pest experts have been to the property and documented these issues. The government agencies have issued multiple violation notices and citations, but have not imposed any of the fines outlined in the citations.

**Retaliation and Lack of Landlord Accountability.** Instead of making the needed repairs, and just 14 days after being cited for dozens of unremediated housing code violations, the landlord issued a notice of lease nonrenewal. We fought the eviction case in court, and my lawyer did the best that she could, but we lost. It's almost impossible to prove that someone else acted out of retaliation, and there is never a so-called "smoking" gun. Landlords are not made to prove anything – and so we lost and my family is facing imminent eviction.

The constant threats of eviction and unsafe living conditions have caused significant emotional distress, anxiety, and sleepless nights for my family. Mental health care is inextricably intertwined with rental health care. Not to mention that it is next to impossible to find a new rental home with an eviction judgment on your rental history. I've applied and applied and been rejected repeatedly because of this eviction judgment. I honestly do not know where we are going to go.

The worst part is that the landlord has ignored the citations from Housing Protection Services and MDE, and refused to fix any of these critical health and safety violations including lead hazards and severe mold growth. So I know that the next renting family in this home is going to endure the same severe threats to their health and safety and the same retaliation and eviction when they try to stand up for themselves.

**The Need for SB 651.** SB 651 is essential to protect tenants like me from retaliatory actions and ensure that landlords are held accountable for maintaining safe and habitable housing. Anti-retaliation laws will never work when the tenant has to prove what the landlord is thinking when they move to evict you. Without good cause eviction, tenants remain vulnerable to exploitation and abuse, as my family's experience demonstrates.

**Conclusion.** I served my country honorably for 30 years, including combat service. Yet, the very laws and freedoms in Maryland that I stood up to defend have failed my family. My children and I have been forced to endure hazardous living conditions, retaliation, and now eviction because the laws allow landlords to hide. Now, because of this eviction record, landlords are declining our applications to rent another home. As a result, we will become one of the thousands of homeless families in Maryland.

SB 651 represents a vital step toward ensuring that all Maryland residents have access to safe, stable, and equitable housing. I strongly urge the committee to vote in support.

Rebecca Clausen

Testimony on SB 651 Landlord and Tenant – Residential Leases and Holdover Tenancies –  
Local Good Cause Termination (Good Cause Eviction)  
Hearing of the Judicial Proceedings Committee, February 18, 2025  
Position: Favorable

Dear Chair Smith, Vice Chair Waldstreicher, and Members of the Committee

My name is Naima Robinson-Chaney, and I am asking you to pass the Good Cause Eviction bill. I live with my three teenage children in a home that we rent in Baltimore City, at least for now. I have been told by my landlord, a property management company, that my children and I have to leave. Earlier this month they sent me a notice to vacate in the next 60 days without giving me any reason why.

But I know the reason. I finally stood up to them. I was paying my rent timely every month, but they kept saying that I was behind on the rent. When I finally got a ledger of charges and payments from them, I learned that they charged me for an \$800 water bill that I had never seen before as well as a bunch of illegal fees – an administrative fee, excessive late fees, and legal fees. I've begged them to add me to the water bill account so that I can get help from the City's Water For All program. They've refused. I got an attorney to help me fight a failure to pay rent case in court because the landlord was taking my rent money and putting it to the illegal fees. We won the case! And then within 30 days of winning the case, they sent me the 60-day notice to terminate my rental.

Where will we go? The father of my children passed, and we live on a fixed income. I'm losing sleep, my children are losing sleep, and we're all on edge. Where are we going to go? All I want is to sleep somewhere safe and stable. But every time I ask the landlord questions about the fees or the lease, they refuse to respond. Instead, they just send me more harassing notices and add on more fees.

I don't want to move again. I don't want the kids to have to change schools again. I wanted to start my own childcare center, and I'm taking classes to become certified. But if I don't have a safe place to live, how can I become more financially secure?

I support the Good Cause Eviction bill. If this law had been in place, my landlord would have to state **why** – after I paid the rent every month – they want me and my children to have to leave. And the only reason they would be able to give is that I finally stood up to them. Please pass this important legislation.

Thank you

Naima Robinson-Chaney

# **Testimony in Favor SB651.pdf**

Uploaded by: Matthew Losak

Position: FAV



## In Favor SB462-Senate Judicial Proceedings

Thursday, February 12, 2026  
Matt Losak, Executive Director  
[MattLosak@RentersAlliance.org](mailto:MattLosak@RentersAlliance.org)

The Renters Alliance strongly support SB462—Good-cause local enabling legislation and urges the Senate Judicial Proceedings Committee (JPR) to call for a good-faith vote on a clean bill and allow the legislation to go forward to the full Senate. We adamantly oppose any effort to weaken the bill's intent by expanding what constitutes good-cause, which should be nothing less than a substantial breach of the lease sufficient for any reasonable court to support forcing a family from their home. We oppose attaching any poison amendments or language that weakens rent stabilization programs as a bargaining trade off robbing Peter to pay Paul.

Maryland remains the number one eviction filing state in the nation. With a growing population of renters approaching 40% of the state's population, it's time for the Senate to appreciate the role stable, affordable, quality housing has on community health, welfare and prosperity. Good-cause legislation will add little to nothing to the state budget. But its absence will increase safety net costs, increase homelessness, affect academic achievement, exacerbate the racial divide and increase crime rates—costs to all of us.

The Maryland Senate must disentrall itself from the powerful lobbying influence of the landlord/developer industry (LDI) and consider housing policy and fairness holistically. We oppose with fact the toxic and untruthful narrative of the LDI that building and investment will cease if reasonable renter protections are enacted. Ample facts demonstrate otherwise. We urge JPR's leadership and members to understand that good-cause has widespread support statewide from credible and responsible organizations, community leaders and elected officials who are not persuaded or fooled by politics as usual language. We are operating in good-faith, looking holistically a facts, evidence and context and expect JPR to do the same.

It's time to pass SB462 clean and allow local jurisdiction to enact good-cause in a form that works best for their renter communities. We strongly urge a favorable report without any amendment or language that weakens the bill's intent, or seeks to weaken any other renter protection including rent stabilization efforts across the state.

See our opinion piece from Maryland Matters attached.



# MARYLAND MATTERS

## All eyes turn to the Maryland Senate to pass good-cause eviction

By Matt Losak, January 20, 2025

Right now in Maryland, a landlord can evict a tenant who wants to continue to live in an apartment without cause or reason. With just 60 days' notice at the end of a lease term, the landlord does this by simply choosing not to renew the lease.

If a tenant stays one day longer, the landlord can file to evict the tenant for “Tenant Holding Over” (THO). Because the landlord is not required to provide any reason for the THO eviction, burden of defense rests entirely on the tenant. Without smoking gun evidence of landlord malfeasance, discrimination or retaliation – such as documents or witness testimony – it is nearly impossible for tenants to defend themselves, even when there are clear signs of illegal landlord practices.

The ability of landlords to, in effect, evict anyone at any time without justification has an enormous chilling effect on whole communities of renters who live in fear of arbitrary eviction. It gives irresponsible and abusive landlords and property managers power to abuse and silence tenants who press for services and maintenance, file complaints, form tenants associations or otherwise protest misconduct.

To correct this injustice, the House last year passed “Good-Cause” enabling legislation in a historic 96-37 vote. Good-cause, or “just-cause,” eviction protections require a landlord to give a reasonable justification for not renewing a lease.

The Renters Alliance has pursued good-cause protection for more than 15 years. The effort has steadily gained support from legal, labor, ethnic, political and religious organizations, the Maryland Association of Counties and leading elected officials. Gov. Wes Moore has said just-cause protections are “important,” and his Housing Secretary Jake Day promised full backing to get the bill passed.

Despite that support, the bill did not get a vote last year in the Senate Judicial Proceedings Committee. Chair Will Smith (D-Montgomery) has said he supports the bill, but told a group of desperate renters that he did not have the votes to guarantee committee passage – something many bill watchers disagreed with.

Maryland leads the nation in eviction filings, according to Princeton University's Eviction Lab. And THO eviction filings are dramatically rising. Maryland's Legal Aid Bureau said the more than 5,000 THO filings in 2023 represented more than a doubling of such filings since 2019. This represents a growing eviction strategy to circumvent due process with a streamlined court process that targets our most vulnerable residents, especially low-income, working families and seniors on fixed incomes.

THO threats intimidate renters from exercising their rights to stable, quality homes and to being treated with dignity and respect. What the data does not show is how many renters face THO eviction and leave prior to a court hearing they believe they cannot win.

In the past year, the Renters Alliance has dealt directly with scores of tenants threatened with THO eviction. Most are seniors who have become active in their communities. Soon after a senior renter and his wife complained repeatedly about garbage not being collected, they were told their lease would not be renewed, after 15 years.

A senior and a veteran, concerned about deteriorating building conditions and rude, abusive treatment by property staff, worked with us to form a tenants association. He got a notice to vacate and must soon leave his home. Another tenant leader received a notice to vacate or face a 30% rent increase. He was forced to move.

The Renters Alliance managed to save one senior couple when the new property manager admitted that she issued an eviction notice because the owners did not want to pay to exterminate bedbugs plaguing the building – easier to get rid of the tenants than the bugs.

We have fought many similar cases. In some, we've been able to stop or delay eviction, or reach a financial settlement. For others, we sought government enforcement. But in too many instances, authorities throw up their hands because the law allows a landlord to reclaim possession of a rental home without having to provide any justification.

As Maryland, and the nation, come to terms with the relationship of stable homes to community health, welfare and prosperity, enacting legal protections for renters is becoming a clear public policy priority.

The time has come to let local governments enact good-cause eviction protection and eliminate unjust housing instability. Our communities are demanding it, and all eyes are now on the Maryland Senate to make it happen.

**SB462 Support Letter (1).pdf**

Uploaded by: Micah Avery

Position: FAV



100 North Charles Street, 2<sup>nd</sup> floor  
Baltimore, Maryland 21201

410-223-2222  
[www.brhp.org](http://www.brhp.org)

## **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)**

**Baltimore Regional Housing Partnership is part of Renters United Maryland and urges 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. **We 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. We 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.](#)

**Researchers from Loyola University Maryland and others found that [Good Cause has no impact on housing development](#)** after examining how Good Cause works in NH, OR, & CA. Some of these jurisdictions have rent stabilization; some do not. It does not matter.

**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.**





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**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 – 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.**

**When corporate landlords engage in no-cause evictions, families cannot stay rooted in their schools, jobs, and support networks; and, renters do not report hazardous conditions out of fear of eviction.** The whole neighborhood suffers.

**Good cause requires transparency and accountability from corporate landlords for why they are choosing to evict a tenant.** Some corporate landlords will non-renew a lease out of a discriminatory motive, i.e., wanting to evict a family who has a voucher or discrimination based on family status (having children), race, disability, or sexual orientation. Tenants can also face eviction as retaliation if they try to organize and demand repairs to dangerous living conditions. Proving discrimination or retaliation is almost impossible, especially in district court where tenants do not have access to discovery tools like requests for production of documents and depositions.

**Black families bear the brunt of these evictions. [1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism](#).**

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.**





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**For these reasons, we urge a favorable report on SB 462.**

The Baltimore Regional Housing Partnership is an equal housing opportunity provider.



# **MEnglish SB462 testimony.pdf**

Uploaded by: Michael English

Position: FAV

February 12, 2026  
Michael English  
Silver Spring, MD, 20910

**TESTIMONY ON SB 462 - 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:** Your Full Name

**My name is Michael English. I am a resident of District 20. I am submitting this testimony in support of SB 462, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

Thank you for agree to hear my testimony,

I am writing strongly in favor of a favorable report for this enabling legislation for good cause eviction, and I say this as someone who spends just as much, if not more time advocating for the production of more housing as I do pushing for renter protections.

While I'm speaking only in my personal capacity today, I'm involved with multiple organizations that push to make housing production easier, more predictable, and more affordable, and have written numerous pro market-rate housing, urbanist opinion pieces for various publications. I've also been called a developer shill, or something to that effect, enough times in enough meetings about proposed apartment complexes or zoning changes that I've quite literally lost count.

I bring all this up only to say that while there is such a thing as a renter protection that can go "too far" and do more harm than good in the long run by limiting the supply of housing, good cause isn't one of them. I, and most other "YIMBYs" and YIMBY organizations either don't spend much time worrying about the good cause, or actively support it, because it works well in tandem with housing supply to provide leverage and stability to renters.

This law would do nothing to prevent a landlord from not renewing a lease for a tenant that fails to pay, violates the lease, or meets other "good causes" for non renewal, and landlords would still be able to deny renewal if they, for example, wanted to take the home off the rental market altogether. It is not a "lease for life" as some allege.

All it means is this.

“If you are going to continue to rent the home out, the person currently renting it gets the first shot at renting it, unless you have a compelling reason not to offer it to them.”

That’s unambiguously good. Yes, housing is a market, and market principles apply, but it is also a, well, home, a place that is meant to be a relative constant in our lives that, while it may not last forever, does not change suddenly for no good reason.

That’s all we’re talking about here.

It will help prevent tenants being removed for retaliatory reasons, such as forming a tenants union or making consistent maintenance requests, and more generally help to give a little certainty that their safe harbor will stay their safe harbor.

**I respectfully urge this committee to return a favorable report on SB 462.**

Thank you

Michael English  
8005 13th Street  
Unit 304  
Silver Spring, MD  
20910

**SB462 FAV.pdf**

Uploaded by: Michael Lent

Position: FAV

**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.)

# **Maryland Catholic Conference\_FAVSB462\_.pdf**

Uploaded by: Michelle Zelaya

Position: FAV



MARYLAND  
CATHOLIC  
CONFERENCE

February 12<sup>th</sup> 2026

HB429

**Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause  
Termination (Good Cause Eviction)  
Judicial Proceedings Committee  
Position: Favorable**

The Maryland Catholic Conference offers this testimony in support of **Senate Bill 429**. The Maryland Catholic Conference is the public policy representative of the three (arch)dioceses serving Maryland, which together encompass over one million Marylanders. Statewide, their parishes, schools, hospitals and numerous charities combine to form our state's second largest social service provider network, behind only our state government.

**Senate Bill 429** authorizes counties to adopt local “Good Cause” eviction protections, which would prevent landlords from declining to renew a lease or ending a holdover tenancy without a legitimate, clearly defined reason. If a county passes such a law, landlords would be required to provide tenants with written notice explaining whether the property is covered by the local ordinance. The bill also directs the Office of Tenant and Landlord Affairs within the Department of Housing and Community Development to develop consistent forms to ensure tenants receive accurate information. Creating a clear framework for transparency, accountability, and fair treatment for tenants across Maryland.

**Senate Bill 429** promotes housing stability and prevents unjust or arbitrary evictions. By giving counties, the option to implement Good Cause protections, the legislation helps ensure that Maryland families cannot be displaced without a valid reason—such as nonpayment of rent, violation of lease terms, or the landlord’s legitimate need to reclaim the property. Stable housing reduces homelessness, keeps children anchored in their schools, and prevents families from being forced into crisis due to sudden loss of shelter. This bill offers counties a flexible, practical tool to safeguard residents while still respecting the rights of responsible landlords.

Safe and stable housing is a basic human necessity—one that allows individuals, families, and entire communities to thrive. Yet far too many people are forced to live with the crushing uncertainty of not knowing whether they will have a place to call home, even when they have done everything required of them as responsible tenants. This instability creates deep emotional turmoil: families endure sleepless nights, overwhelming anxiety, and the constant fear of being uprooted without cause. The stress extends far beyond the loss of a roof—parents may need to call off work, risking their jobs; children may be forced to change schools, leaving behind teachers and friends; entire households must start over from nothing, through no fault of their own. No family should have to endure such hardship simply to maintain a stable, dignified life.

We are not asking landlords to shoulder the burden of criminal behavior or to be penalized for situations beyond their control. Rather, we are simply asking for a clear and fair explanation when an eviction is issued, so that individuals and families are not left with the crippling anxiety of wondering what they did wrong or why their stability was taken from them.

Allowing counties to adopt Good Cause eviction standards provides families with peace of mind that they will not lose their homes without reason or due process. This bill strengthens communities, supports family stability, and aligns with our moral responsibility to protect the dignity of every Maryland resident.

For these reasons, the Maryland Catholic Conference urges a favorable report on **Senate Bill 429**.

**SB462-JPR-FAV.pdf**

Uploaded by: Nina Themelis

Position: FAV



BRANDON M. SCOTT  
MAYOR

*Office of Government Relations  
88 State Circle  
Annapolis, Maryland 21401*

**SB 0462**

February 12, 2026

**TO:** Members of the Judicial Proceedings Committee

**FROM:** Nina Themelis, Director of Mayor's Office of Government Relations

**RE:** Senate Bill 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Just Cause Termination (Good Cause Eviction)

**POSITION: SUPPORT**

Chair Smith, Vice Chair Waldstreicher, and Members of the Committee please be advised that my Baltimore City Administration (BCA) **supports** Senate Bill (SB) 462.

SB 462 would authorize a jurisdiction to enact a local law that would prohibit a landlord from failing to renew a lease without providing a just cause. The bill only applies to residential properties and provides a range of reasons the landlord can use to provide "just cause" of the nonrenewal.

This bill strikes a reasonable balance to ensure that both tenants and landlords have clarity and certainty regarding their lease renewals. It does not mandate that a landlord renew a tenant's lease rather it requires that a reason ("just cause") be given to the tenant if the lease is not going to be renewed. The reasons are broad and include breach of lease, failing to cease disorderly conduct, illegal activity, refusing access for repairs, and the inability to complete renovations while the building is occupied. "Just cause" also allows for the landlord in good faith to not renew the rental if they wish to remove the property from the market or want to recover possession of the property for their use or the use of their family.

It is important to note that the bill authorizes rather than mandates local jurisdictions to enact a local just cause law. This allows jurisdictions to make decisions in the best interest of their residents and unique local circumstances. In 2021, the Baltimore City Council attempted to pass local legislation to establish just cause evictions but the legislation could not be approved by the City's law department for form and legal sufficiency as state law change would be required. SB 462 would make the necessary changes to allow the City to pursue local legislation, should we wish.

For these reasons, The BCA requests a **favorable** report on SB 462.

**SB462\_FAV\_PaulaM.pdf**

Uploaded by: Paola Mendez

Position: FAV

**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)**

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**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)**

Mi nombre es Paola. Soy residente de Long Branch desde el 2012 y desde 2023 soy miembro del Equipo de Acción de Vivienda de Long Branch. Escribo esta carta para compartir mi mala experiencia de vivir en los apartamentos de esta comunidad. Desde que vivo en esta dirección, tengo el problema de moho en el baño, paredes y ventanas. Luego, otro problema recurrente es el mal mantenimiento de la puerta principal que hace inseguro al edificio. La cocina, aunque fue cambiada en una ocasión, tiene problemas y solo dos hornillas funcionan. El tumbado de la sala tiene una grieta grande desde hace ocho años y cuando llegan a "arreglar" solo pintan, tapando el problema.

Sé que mis vecinos del mismo edificio tienen problemas de vivienda similares. Frente a todo esto, pensé en levantar mi queja en el departamento de Landlord and Tenants Affairs, pero me detiene el temor de que al enterarse de esto, la administración no me renueve el contrato o tome otras represalias en contra de mi familia.

**Les pido amablemente que consideren mi petición de apoyo a la ley de Good Cause Eviction que de alguna manera nos daría alguna protección frente a esta injusta situación.**

My name is Paola. I have been a resident of Long Branch since 2012, and since 2023, I have been a member of the Long Branch Housing Action Team. I am writing this letter to share my negative experience living in the apartments in this community. Since I moved to this address, I have had a problem with mold in the bathroom, on the walls, and around the windows. Another recurring problem is the poor maintenance of the front door, which makes the building unsafe. The kitchen, although it was renovated once, still has problems, and only two burners on the stove work. The living room ceiling has a large crack that has been there for eight years, and when they come to "fix" it, they only paint over it, covering up the problem.

I know that my neighbors in the same building have similar housing problems. Given all of this, I considered filing a complaint with the Landlord and Tenant Affairs department, but I am afraid

that if the management finds out, they will not renew my lease or will take other retaliatory actions against my family.

**I kindly ask you to consider my request for support of the Good Cause Eviction law, which would somehow provide us with some protection against this unjust situation.**

**SB0462\_Prabu Selvam\_FAV.pdf**

Uploaded by: Prabu Selvam

Position: FAV

Date of Hearing: 12 February, 2026

Prabu Selvam  
Gaithersburg, MD 20878

TESTIMONY ON SB0462 - 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:** Prabu Selvam

My name is Prabu Selvam. I am a resident of District 15. I am submitting this testimony in support of SB0462 Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).

When my parents were recent immigrants to the U.S., living in Rockville, MD, we were evicted from our apartment with little notice because, as an infant learning to walk, I made too much noise for the tenants living below us. Those tenants had a close relationship with the landlord and knowing that as recent immigrants we would be powerless against them, they had our family pushed out.

My parents spoke English and had college degrees, but they felt vulnerable and intimidated by a system that they did not fully understand. With two young children, my parents had to scramble to find appropriate housing for us on short notice with meager salaries that limited their options.

I think about the tens of thousands of families in Montgomery County and across the state that experience financial and housing uncertainty. Landlords have immense power over these families in the absence of good-cause eviction protections. Especially at a time when immigrant families are increasingly distrusting of government authorities, they are especially vulnerable to exploitation by landlords and are likely to fear reporting to local authorities. Landlords that are guilty of violating their obligation to provide a safe and functional living environment, or who have been unresponsive to the needs of tenant families, may choose to evict without good cause to protect themselves. This creates an environment of potential exploitation with severe lack of accountability.

Let's stand up for our most vulnerable across the state, so that all our families can thrive and be better protected from discrimination and harm.

**I respectfully urge this committee to return a favorable report on SB0462 .**

**SB 462\_FAV, Long Branch Housing Action Team.pdf**

Uploaded by: Ray Nosbaum

Position: FAV

Chairperson Senator Smith and members of the Senate Judicial Proceedings Committee:

**I am writing testimony to express my position: SUPPORT (FAV) SB 462-Landlord and Tenant-Residential Leases and Holdover Tenancies-Local Good Cause Termination (Good Cause Eviction)**

My name is Ray Nosbaum, and I am a member of the Long Branch Housing Action Team (LBHAT), active since mid 2023 to support the goals in Long Branch of affordable housing and prevention of increasing costs of housing. The members of the team include a diversity of age, gender, race, ethnic background and languages. The LBHAT is committed to a clean Good Cause Eviction bill. The LBHAT is a member of the Renters United MD (RUM) coalition

In 2025, the LBHAT organized community events with the MD District 20 elected officials and Senator Smith, himself. In May 2025, the community expressed disappointment that Good Cause Eviction did not pass in the 2025 MD General Assembly session and shared specific tenant experiences of landlord retaliation and intimidation. In August 2025, we combined a 'home' visit with a more intimate group of LBHAT and Long Branch community members. At that meeting, Senator Smith expressed a desire to work with Senator Muse to draft a bill that would include good causes for eviction as well as allowing counties with current vacancy control clauses to keep those laws AND adopt Good Cause Eviction laws

I would like share a specific story which impacts a member of my family who rents in Long Branch and was threatened with breach of contract by overstaying a holdover lease. It is my belief and the belief of my family member that the landlord was retaliating because my family member complained about housing code violations in an apartment building already on Montgomery County's 'Troubled Properties' list. Additionally, after door knocking with tenant organizers, it was discovered that the landlord had raised rents, illegally, in 8 apartments and had charged illegal fees for all 50 apartments. The County required the landlord to credit residents. For these reasons, my family member and I believe the landlord retaliated. In court, the judge agreed the landlord retaliated. However, my family member is protected for ONLY 6 months, after which the landlord can again file against my family member is overstaying the lease. My family member can NOT appeal based on MD Real Property 8-206

At the Long Branch meeting in May with the MD District 20 elected officials, community leaders shared the results of a survey where approximately 85% of respondents expressed fear about complaining about housing code violations feeling landlords would retaliate based on their intimidating behavior

If this is not enough of a reason to protect all tenants from other than good causes for eviction, require transparency by landlords, and allow tenants to protect themselves without time limitations - evictions cause substantial harm to individuals, families and the communities at large, because evictions:

- Displace people which costs them money they either to NOT have or would spend in the community,

- Disrupts employment and education endeavors,
- Adds to 'trauma' experienced by many people of color or low income. It is starting to be documented that the physical and mental health of African Americans and migrants is negatively impacted by these continuing experiences of trauma. If not personal losses, there is a cost to the whole community and nation
- The imbalance of power in the hands of landlords to enforce 'contract agreements' negatively impacts a substantial number of children in low income and households of color due this systemic and structural legal system

To express further the unfairness of the balance of power in favor of landlords with more resources than so many renters is that a landlord can terminate a lease of a renter who has met their contract obligations. Many tenants do not go to their court cases because of fear, lack of money, easy access to legal support, and many other resources which middle and upper class people take for granted

Many landlords, like landlords, especially corporate landlords are obtaining property in communities where the Purple Line, which is a transit oriented development, will arrive in 2027 (projected completion date), so they can either sell or redevelop at a profit at the cost of current residents. If these landlords can evict tenants for new construction, redevelopment or sale to a developer, we need Good Cause Eviction to make it harder for these landlord practices to displace residents, who are the ones governmental organizations claimed would benefit from the new transportation opportunities the Purple Line would provide

Finally, last year's Good Cause Eviction ran into a provision by some Senators to include requiring jurisdictions to choose between Good Cause Eviction and Vacancy Control. A couple of the main reasons which I heard are:

- Montgomery Council members included Vacancy Control because they could NOT enact Good Cause Eviction, and
- Combining Vacancy Control and Good Cause Eviction would 'kill' housing construction which is also needed to achieve affordable housing

First, I watched the Montgomery County Council debate on rent stabilization. MD Senators are encouraged to watch the recorded debate. While the first bullet is partially true. The main reason for Vacancy Control is to keep affordable apartments affordable by keeping increases capped at 10% or 10% plus a 'banked' amount

Finally, so much of the 'research' cited to argue against the combination of Vacancy Control and Good Cause Eviction is done or funded by developers and the real estate industry. I encourage Senators to look at more academic research, such as done by the University of Maryland, Center for Smart Growth

**For these reasons, I urge a favorable vote on SB 462**

# **Eckel FAV SB462 - Good Cause Eviction.pdf**

Uploaded by: Rianna Eckel

Position: FAV

Chair Smith, Vice Chair Waldstreicher, and Honorable Members of the Judicial Proceedings Committee,



My name is Rianna Eckel, I am a renter in District 43 and a member of Showing Up for Racial Justice Baltimore. Showing Up for Racial Justice Baltimore is a group of individuals working to move white folks as part of a multi-racial movement for equity and racial justice in Baltimore City, Baltimore County, and Howard County. We work in collaboration with CASA de Maryland and Renters United Maryland. **I am writing in support of SB462 to allow localities to pass Good Cause Eviction.**

I support Good Cause Eviction because I have been a renter in Baltimore City for nearly 10 years. I currently live in a house with a negligent landlord, but my place is the best option I can afford. I am afraid of my landlord deciding not to renew my lease, so I pick and choose what to ask to be repaired and make sure there is ample time between my requests. I would be less cautious if I wasn't afraid of retaliation.

SB462 allows local jurisdictions to require a just basis for corporate landlords to either refuse to renew or to cut off month-to-month and week-to-week leases. This legislation allows local legislatures to pass laws, if they choose, limiting how and when lease non-renewals occur. The bill specifically exempts small landlords who own five units or less, because it is the large, corporate landlords that have been abusing the system. Moreover, it is enabling only: it places the decision of whether just cause eviction legislation is appropriate in the hands of the county, which has a greater depth of understanding of their individual communities' needs.

The real estate lobby wants you to believe that allowing local counties to bar baseless evictions will somehow damage the availability of affordable housing. This is baseless speculation. Recent research examining the impact of "just cause eviction" legislation in three states showed that such laws did not reduce the rate of new housing production/supply.<sup>1</sup> Real estate interests have previously convinced this committee to add amendments to this bill which force localities to choose between rent stabilization and good cause eviction laws on the baseless premise that having both will cause decreased capacity. There is no evidence of this. On the other hand, we know for a fact that families need both stable rents and stable homes to remain housed.

Cause-less evictions are a frequent tool of corporate real estate investors trying to enable unconscionable rent increases. Individuals and families who have done nothing wrong are forced to uproot their entire lives as a result. Cause-less evictions are also used to target "undesirable" tenants such as those using housing vouchers or who try to organize or demand repairs. It is virtually impossible for even those tenants who are being unlawfully discriminated against to prevent their eviction, given that the housing court docket is designed for efficiency and does not allow the kind of discovery available in larger lawsuits.

Maryland families who pay their rent and play by the rules deserve to stay in their homes. The General Assembly can help ensure that by allowing counties which see a need for good cause eviction legislation to pass it. For these reasons, I am asking you to pass a **clean version of SB462**, without any developer-approved amendments intended to diminish its effects.

Thank you for your time, service, and consideration.

Sincerely,  
Rianna Eckel  
2300 Hunter St, Baltimore MD 21218  
Showing Up for Racial Justice Baltimore

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<sup>1</sup> Kenton Card, Evan Davis, Edward Goetz, and Jeremy Schwartz. *The Good Case for "Good Cause": Do Good Cause eviction protections reduce the rate of housing production?* Center for Urban and Regional Affairs, March 3, 2025. [https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final\\_the-good-case-for-\\_good-cause-v2.pdf](https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final_the-good-case-for-_good-cause-v2.pdf)

# **Testimony in support of SB0462 - Good Cause Evicti**

Uploaded by: Richard KAP Kaplowitz

Position: FAV

SB0462\_RichardKaplowitz\_FAV  
02/12/2026

Richard Keith Kaplowitz  
Frederick, MD 21703-7134

**TESTIMONY ON SB#0462 - POSITION: FAVORABLE**  
**Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

**TO:** Chair Smith, Jr., Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

**FROM:** Richard Keith Kaplowitz

**My name is Richard Kaplowitz. I am a resident of District 3, Frederick County. 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)**

This bill empowers Maryland counties to enforce the laws already in place governing evictions to prevent an eviction in violation of currently permitted reasons for that action.

My Jewish faith has ancient Jewish texts that are full of laws about keeping homes safe for the people who live in them. The prophet Micah (Micah 2:1-3) understood that housing is more than a roof over one's head and that to deny a person safe housing is not only robbing them in the present but also robbing their family for generations to come.

Nobody should lose their home because of the whims of their landlord, yet many renters in Maryland are evicted or have their leases non-renewed without any reason. Landlords often evict tenants who organize for their rights or complain about violations of laws about safe housing conditions.

“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.

The Maryland Access to Justice Commission has declared *The Case for Good Cause Eviction Protections in Maryland*<sup>1</sup>

At its core, Good Cause Eviction laws prohibit landlords from evicting tenants or refusing to renew leases without a valid, legally recognized reason.

The bill will accomplish these outcomes by authorizing a county to adopt, by local law or ordinance, provisions prohibiting certain landlords of residential property from failing to renew a lease during the lease period or from terminating a holdover tenancy without good cause; establishing certain requirements and prohibitions for a local law or ordinance adopted in accordance with the Act; etc.

**I respectfully urge this committee to return a favorable report on SB0462.**

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<sup>1</sup> <https://www.mdaccesstojustice.org/news-insights/the-case-for-good-cause-eviction-protections-in-maryland/>

# **Testimony in Support of SB462.pdf**

Uploaded by: Robert Stubblefield

Position: FAV

**Testimony in Support of SB462-Good Cause Eviction  
Favorable**

**To The Senate Judicial Proceedings Committee**

**Greetings**

My name is Robert Alex Stubblefield and I am a poet, lay minister and activist-organizer with a variety of organizations including The Bethesda African Cemetery Coalition, Moco Liberation Collective, Black United Front among others. Additionally I am also a Maryland resident and I am writing in support of SB462-Landlord and Tenant-Residential Leases and Holdover Tenancies-Local Good Cause Termination(Good Cause Eviction). My reasons are cited below.

The first reason why I am supporting this bill is because it's necessary. Homeowners and renters regardless of race, class, and zip code deserve to put down roots and build community. This is vital if we're going to make Maryland a place where people can live and thrive. However in FY 2025, landlords across the state filed around 5,000 "no cause" or tenant holding over cases which when compared to 2019, is a 42% increase. This is wrong because how can we make and build community when people are being evicted without cause? Make it make sense. A Clean SB462 would allow local jurisdictions to pass Good Cause Evictions laws and prevent families from being evicted unless a landlord, corporate or other can provide a legitimate reason. Opponents will say that counties can either have rent stabilization or good cause but not both. This is a false choice as we all know it's not either or, it's both and. Not only do we need stable homes so people can build home equity and stable families, but we also need stable rents so that people are not being priced out of community.

The second reason why I support this is because it is essential for good housing. Evictions, as I have seen as an organizer and minister are not just financially costly to families with the cost moving expenses, transferring schools in the middle of the school year and trying to find a new place to stay, but also the emotional, mental and spiritual cost that it causes. Research shows that displacement of this kind creates trauma for families especially children who are in a development stage of their life. Every dollar that is spent on prevention returns exactly \$2.39 to the state of Maryland. Considering that per Governor Moore that the state is broke and in a deficit, we could use all the savings we can get. Opponents of this will say that Good Cause will cause a detrimental impact on housing developments. However research done not only by Loyola University that Good Cause legislation has no effect on development as they studied Good Cause

in states such as New Hampshire, California and Oregon and whether some have rent stabilization or not, it doesn't matter Good Cause has no effect.

Any amendments that would force counties and other local jurisdictions to choose between rent stabilization or stable homes. It's a false choice as stated previously and as an added fact helps prevent rent gouging which landlords are notorious in engaging in to line their pockets.

In summary SB462 empowers local jurisdictions to require transparency and accountability from landlords who will and have been documented in engaging in discriminatory acts. Whether it's a person with disabilities or tenants who try to organize around issues preventing slumlords. We cannot ignore the fact that black families continue to bear the brunt of the threat of evictions. It is high time we hold these corporate landlords accountable for rigging and gaming the system as long as they have,

Thank you

## **SB462**

Uploaded by: Saul Schniderman

Position: FAV

**Testimony of Saul Schniderman, on behalf of Community Vision for Takoma  
SB 462 – Authorizing counties to adopt Good Cause Eviction provisions  
Support**

Community Vision for Takoma (CVT) is an informal network of Takoma residents and nearby neighbors dedicated to Takoma Park’s progressive legacy and leadership, working to strengthen the transparency, accountability, and responsiveness of local government. We support good-cause eviction legislation and our current rent stabilization law, knowing how helpful they are to the large proportion of Takoma Park residents who are renters. In turn, such legislation supports the stability and resiliency of our whole community. We support new affordable housing that is sustainably developed, respects the diversity of our neighborhoods, and does not lead to the displacement of residents.

Takoma Park is a densely populated municipality (about 2.1 square miles) with an ethnically and economically diverse population of whom almost half (44%) are renters. The majority of residents in Takoma Park are Black, Hispanic, or Asian. Our rent stabilization law -- enacted in 1980 -- has helped preserve affordable housing for tenants and mitigated their displacement by providing a stable place to live. SB 462 -- a commonsense bill requiring landlords to give a reasonable justification for not renewing a lease -- will further assist tenants by providing housing security.

Good cause eviction legislation has broad support in our community and has been supported by our elected officials. In 2024, Takoma Park Mayor Talisha Searcy and all six Takoma Park councilmembers were among 35 county and municipal elected officials who signed a [letter](#) of support for just-cause eviction. As they stated, “it is time for our Maryland laws and policies to uphold the value of stable housing as a fundamental human right.”

Furthermore, the letter stated, “families of color, single-parent families, and immigrant families face these burdens and hardships the most. Currently, wages do not align with the costs of the housing market. When these families cannot renew their leases, they often find themselves stressed trying to find another housing option suitable for them.”

According to research conducted by Edward Goetz (Professor of Urban Planning, University of Minnesota), corporate involvement in rental housing has led to higher evictions, more rapid rent increases and miscellaneous fees, and lower levels of property maintenance. His research also found that good-cause eviction protections do not affect housing development.

Please allow Maryland counties the ability to adopt good cause eviction provisions by passing a clean version of SB462 with no changes that would weaken tenant protections.

**SB 462 FAV.pdf**

Uploaded by: Sheila Helgerson

Position: FAV



**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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**Cornerstone Community Housing, Inc. is part of Renters United Maryland and urges 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. **We 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. We need stable rents and stable homes.**

As a housing and homelessness service provider, Cornerstone Community Housing, Inc. sees firsthand how housing instability and no-cause evictions push families closer to homelessness. SB 462 would help prevent unnecessary displacement by ensuring that renters who are complying with their leases are not forced from their homes without a legitimate reason, reducing the flow of households into homelessness and crisis services.

**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.

**Researchers from Loyola University Maryland and others found that Good Cause has no impact on housing development** after examining how Good Cause works in NH, OR, & CA. Some of these jurisdictions have rent stabilization; some do not. It does not matter.

**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**

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**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.**

**When corporate landlords engage in no-cause evictions, families cannot stay rooted in their schools, jobs, and support networks; and, renters do not report hazardous conditions out of fear of eviction.** The whole neighborhood suffers.

**Good cause requires transparency and accountability from corporate landlords for why they are choosing to evict a tenant.** Some corporate landlords will non-renew a lease out of a discriminatory motive, i.e., wanting to evict a family who has a voucher or discrimination based on family status (having children), race, disability, or sexual orientation. Tenants can also face eviction as retaliation if they try to organize and demand repairs to dangerous living conditions. Proving discrimination or retaliation is almost impossible, especially in district court where tenants do not have access to discovery tools like requests for production of documents and depositions.

**Black families bear the brunt of these evictions. 1 in 4 Black children in renting households face the threat of eviction each year due to structural and systemic racism.**

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

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, we urge a favorable report on SB 462.**

Sincerely,

Sheila Helgerson  
Executive Director  
Cornerstone Community Housing, Inc.  
Baltimore, Maryland

**SB0462\_Somashekhar\_FAV.pdf**

Uploaded by: Sheila Somashekhar

Position: FAV

Sheila Somashekhar  
321 Plymouth Street  
Silver Spring, MD 20901

**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 Sheila Somashekhar. I am a member of the Long Branch Housing Action Team (LBHAT) and a resident of the Long Branch neighborhood in Montgomery County. I urge the Senate Judicial Proceedings Committee to issue a favorable report on SB 462.

I believe this legislation is important because:

- **It fills a crucial need for tenant stability** in our diverse neighborhood and region. In my years living in Long Branch and as a member of LBHAT, I have heard numerous stories from neighbors who are dealing with mold, rodents, and other hazards in their homes. Many of my neighbors have shared that even as responsible renters, they are afraid to formally report violations or advocate for better conditions, for fear of not having their leases renewed. Some who have stepped forward have in fact had their leases terminated. Good cause protections would provide an important layer of protection for renters, removing one powerful and legitimate source of fear that hinders our community's pursuit of healthy and safe living conditions for all.
- **It offers a path to long-term stability.** In my life, I have benefited from strong protections as a renter in other jurisdictions. Years of predictable rent increases and the knowledge that my lease would carry over year to year provided me with the ability to develop a monthly savings plan and plan for my future. These years of stability as a renter were part of what allowed me to make roots in Montgomery County. Whether renters or owners, I believe all Marylanders deserve this ability to plan for their futures, and good cause protections would help achieve this goal.

I would also like to see new housing supply, which I believe is part of the solution to long-term affordability and preserving the economic, racial, and ethnic diversity that makes our community unique. However, it is too easy to burden renters with the responsibility for correcting the systemic problems that have led to a local and national housing shortage. Researchers have found that Good Cause has no impact on housing development. Good cause is in fact a part of the suite of solutions that will help us meet the substantial housing needs facing Marylanders.

I urge a favorable report on SB 462 and thank you for the opportunity to weigh in.

**SB0462\_SusanAllen\_FAVORABLE.pdf**

Uploaded by: Susan Allen

Position: FAV

February 12, 2026

Susan Allen  
3463 Rockway Avenue  
Annapolis, MD 21403

**TESTIMONY ON SB0462 – 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:** Susan Allen

**My name is Susan Allen. I am a resident of District 30A. I am submitting this testimony in support of SB#462, Local Good Cause Termination (Good Cause Eviction).**

I have written to your committee year after year in support of Local Good Cause Termination.

My friend Linnell, her handicapped adult son, and granddaughter were evicted recently from a rental home in Baltimore City. Thanks to a friend, Linnell was able to move into house rent-free after she searched for almost six months unsuccessfully for a rental unit.

My church St. Anne's Episcopal and the MD Episcopal Public Policy Network have joined many Marylanders in supporting the right of local jurisdictions to decide whether its voters want Good Cause Eviction.

Yet, in spite of wide-spread support by faith groups, members of Judicial Proceedings have not brought Good Cause Eviction to the Chamber for a vote.

**Some members of the Maryland General Assembly believe that more housing units will be created by allowing landlords to force one family out of their rental unit so that another family can move in—often a steeply higher rent. This is magical thinking. There is a housing emergency no matter how many ads you see for rental units.**

And children need stable rental situations, not unexplained landlord eviction letters and court proceedings.

In the depth of the frigid winter when no Maryland resident should face eviction, it's time to level the playing field between renter and landlord by letting local people decide whether landlords have to give a valid reason for evicting their neighbors.

**I respectfully urge this committee to return a (favorable/favorable with amendments/unfavorable) report on SB#46**

**SB 0462\_Susan Tafler\_FAV.pdf**

Uploaded by: Susan Tafler

Position: FAV

Hearing Date: February 12, 2026  
Susan W. Tafler  
Odenton MD 21113

**TESTIMONY ON SB0462 - POSITION: FAVORABLE**

**Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination**

**TO:** Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

**FROM:** Susan W. Tafler

**My name is Susan W. Tafler. I am a resident of District 21. I am submitting this testimony in support of SB0462, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).**

Thank you to Senator Muse for sponsoring SB 462, which is local enabling legislation to untie 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 Maryland county chooses to pass good cause, they will then integrate the new law into alignment with other local policies to meet local needs. 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. We need stable rents and stable homes.

As a Jew guided by our sacred texts, I am mindful that our ancient Jewish texts are full of laws about keeping homes safe for the people who live in them. The prophet Micah understood that housing is more than a roof over one's head and that to deny a person safe housing is not only robbing them in the present but robbing their family for generations to come. Every person, regardless of race or income, should have a safe and stable home.

Eight other states--including Colorado and New York last year--have passed good cause eviction laws. Maryland is only one of five states that explicitly prohibits counties from passing good cause eviction. SB 462 is targeted at large corporate landlords and explicitly exempts landlords who own 5 or fewer rental units in Maryland. Good cause requires transparency and accountability from corporate landlords for why they are choosing to evict a tenant, and it protects tenants from retaliation for organizing for their rights or complaining about violations of laws about safe housing conditions. When corporate landlords engage in no-cause evictions, families cannot stay rooted in their schools, jobs, and support networks; and renters do not report hazardous conditions out of fear of eviction. The whole neighborhood suffers. **I respectfully urge this committee to return a favorable report on SB 462.**

# **Takoma Park 2026 - SB 462 FAV - Good Cause Enablin**

Uploaded by: Talisha Searcy

Position: FAV



# CITY TAKOMA OF PARK MARYLAND

**Support Senate Bill 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**  
**Senate Judicial Proceedings Committee**  
**February 12, 2026**

The City of Takoma Park supports and urges favorable consideration of SB 462.

Stable housing is essential for daily life as it meets a basic human need.

SB 462 aims to promote stable housing by allowing counties to decide when it is appropriate not to renew rental agreements. Landlords and property owners can file "tenant holding over" cases if they choose not to renew a lease, which can involve reasons such as significant breach of lease, illegal activity by the tenant, or plans to remove the property from the rental market. However, current law does not require landlords to have a reason to evict tenants when a lease expires. This situation leaves families susceptible to eviction without cause. Legal assistance organizations have noted an increase in "tenant holding over" cases, resulting in more evictions.

SB 462 specifies various reasonable circumstances that qualify as causes for not renewing a lease. The City of Takoma Park agrees with these circumstances. Furthermore, the bill provides protections for renters against unfair treatment, discrimination, or unexpected evictions that could negatively impact individuals, families, and communities.

We have witnessed the pain caused by involuntary displacement. Families are forced to pack quickly or leave their belongings behind. Older adults and young families find themselves searching desperately for shelter, and children must adjust to new schools, disrupting their education and sense of stability. This turmoil impacts not only those directly affected but also the well-being of our entire community. While the City offers programs to assist residents facing eviction, we must address a significant loophole to truly protect our neighbors from these sudden and distressing displacements.

Some argue that tenant protections hinder the construction of new affordable housing, but we disagree. For example, Montgomery County's rent stabilization law provides a 23-year exemption for newly constructed rental units. So, such policies can be designed in a way that does not discourage development. In fact, from 2020 to 2024, six of the ten cities building the most affordable housing had good cause eviction laws, rent stabilization laws, or both. This evidence shows that it's possible to encourage new housing construction while also protecting tenants.

(over)

While good cause eviction legislation and rent stabilization are distinct policies that should not be combined into a single legislative measure, we believe they complement one another and can work together to promote housing stability. SB 462 defines procedures and valid reasons for evictions, enabling landlords to evict tenants who violate their lease, engage in criminal activities, threaten other tenants, or fail to pay rent. In the future, it will be important that municipalities have clear authority to enforce similar measures in instances in which their respective counties do not enact this legislation. However, this bill is a crucial step forward.

For these reasons, Takoma Park urges a favorable report on SB 462 so that counties and municipalities can act on this issue.

City Contact: Talisha Searcy, Mayor  
[talishas@takomaparkmd.gov](mailto:talishas@takomaparkmd.gov)

# **SB462 - Good Cause Eviction\_TH.pdf**

Uploaded by: Theresa M. Hoffman

Position: FAV

Dear Members of the Judicial Proceedings Committee,

This testimony is being submitted by Showing Up for Racial Justice Baltimore, a group of individuals working to move white folks as part of a multi-racial movement for equity and racial justice in Baltimore City, Baltimore County, and Howard County. We work in collaboration with CASA de Maryland and Renters United. I am a resident of District 43b. **I am testifying in support of SB462.**



**Showing Up for Racial Justice**

SB462 allows local jurisdictions to require a just basis for corporate landlords to either refuse to renew or to cut off month-to-month and week-to-week leases. This legislation allows local legislatures to pass laws, if they choose, limiting how and when lease non-renewals occur. The bill specifically exempts small landlords who own five units or less, because it is the large, corporate landlords that have been abusing the system. Moreover, it is enabling only: it places the decision of whether just cause eviction legislation is appropriate in the hands of the county, which has a greater depth of understanding of their individual communities' needs.

The real estate lobby wants you to believe that allowing local counties to bar baseless evictions will somehow damage the availability of affordable housing. This is baseless speculation. Recent research examining the impact of "just cause eviction" legislation in three states showed that such laws did not reduce the rate of new housing production/supply.<sup>1</sup> Real estate interests have previously convinced this committee to add amendments to this bill which force localities to choose between rent stabilization and good cause eviction laws on the baseless premise that having both will cause decreased capacity. There is no evidence of this. On the other hand, we know for a fact that families need both stable rents and stable homes to remain housed.

Cause-less evictions are a frequent tool of corporate real estate investors trying to enable unconscionable rent increases. Individuals and families who have done nothing wrong are forced to uproot their entire lives as a result. Cause-less evictions are also used to target "undesirable" tenants such as those using housing vouchers or who try to organize or demand repairs. It is virtually impossible for even those tenants who are being unlawfully discriminated against to prevent their eviction, given that the housing court docket is designed for efficiency and does not allow the kind of discovery available in larger lawsuits.

Maryland families who pay their rent and play by the rules deserve to stay in their homes. The General Assembly can help ensure that by allowing counties which see a need for good cause eviction legislation to pass it. For these reasons, I am asking you to pass a **clean version of SB462**, without any developer-approved amendments intended to diminish its effects.

Thank you for your time, service, and consideration.

Sincerely,  
Theresa M. Hoffman  
803 Seaward Rd., Towson, MD 21286  
Showing Up for Racial Justice Baltimore

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<sup>1</sup> Kenton Card, Evan Davis, Edward Goetz, and Jeremy Schwartz. *The Good Case for "Good Cause": Do Good Cause eviction protections reduce the rate of housing production?* Center for Urban and Regional Affairs, March 3, 2025. [https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final\\_the-good-case-for\\_good-cause-v2.pdf](https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final_the-good-case-for_good-cause-v2.pdf)

# **SB 462 - Landlord and Tenant - Residential Leases**

Uploaded by: Tonaeya Moore

Position: FAV



**SB 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local  
Good Cause Termination (Good Cause Eviction)  
Senate Judicial Proceedings Committee  
Feb. 12, 2026  
SUPPORT**

Chair Smith, Vice Chair, and members of the committee, thank you for the opportunity to submit testimony in support of Senate Bill 462. CASH Campaign is part of Renters United Maryland and urges the Senate Judicial Proceedings Committee to issue a favorable report on SB 462.

The CASH Campaign of Maryland promotes economic advancement for low-to-moderate income individuals and families in Baltimore and across Maryland. CASH accomplishes its mission through operating a portfolio of direct service programs, building organizational and field capacity, and leading policy and advocacy initiatives to strengthen family economic stability. CASH and its partners across the state achieve this by providing free tax preparation services through the IRS program ‘VITA’, offering free financial education and coaching, and engaging in policy research and advocacy. Almost 4,000 of CASH’s tax preparation clients earn less than \$10,000 annually. More than half earn less than \$20,000.

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.

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.](#)

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 – 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.

*For these reasons, we urge a favorable report on SB 462.*

**SB 462 - LBCMD 2026 Priority Support Letter.docx (**

Uploaded by: Ufuoma Agarin

Position: FAV



# LEGISLATIVE BLACK CAUCUS OF MARYLAND, INC.

The Maryland House of Delegates, 6 Bladen Street, Room 300, Annapolis, Maryland 21401  
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February 12, 2026

Chair William C. Smith, Jr.  
Judicial Proceedings Committee  
2 East Miller Senate Office Building  
Annapolis, Maryland 21401

Dear Chair Smith and Members of the Committee,

**The Legislative Black Caucus of Maryland offers its strong and favorable support for Senate Bill 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction).** The bill authorizes counties to adopt a local law that prevents certain landlords from refusing to renew a tenant's lease or evict a tenant who stays after the lease ends unless the landlord has a valid reason. If a county adopts the local law, landlords must inform their tenants of their coverage under the law when issuing a lease. The office of tenant and landlord affairs must provide forms for the landlord to use. Landlords must inform the court and the tenant whether they are permitted to show good cause when evicting someone. SB 462 focuses on housing as a basic need in society, but most importantly, highlights the need for housing security. **This bill is a 2026 legislative priority for the Black Caucus.**

The Legislative Black Caucus of Maryland believes that SB 462 will provide protection for tenants who experience unnecessary removal of their homes and ensure housing stability for individuals who rent. Residents expressed that this bill will secure housing for individuals who experience life changes, whether it's their education, safety, or employment. It will stop landlords from evicting tenants for basic situations regarding unsafe housing conditions, repairs needed, and organize other tenants to protect their rights. Senate Bill 462 protects tenants from experiencing injustice, as displacement can negatively impact an individual's life.

Additionally, SB 462 also enables and protects people and their children who face the threat of displacement regardless of following all the rules. Homeless rates have risen within the last 5-10 years. Senate Bill 462 recognizes that stable housing is needed for communities, neighborhoods, and families. Landlords should not be able to choose not to renew a tenant's lease for no reason, leaving families without a home. The bill promotes fairness, transparency, and protection to tenants from being evicted by requiring landlords to demonstrate good cause for terminating the lease.

**For these reasons, the Legislative Black Caucus of Maryland strongly supports Senate Bill 462.**

Legislative Black Caucus of Maryland

**SB 462 - SWASC - Good Cause Eviction - FAV.pdf**

Uploaded by: UM SWASC

Position: FAV

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**TESTIMONY IN SUPPORT OF SENATE BILL 462**  
**Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause**  
**Termination (Good Cause Eviction)**  
*Judicial Proceedings Committee*  
**February 12, 2026**

**Social Work Advocates for Social Change strongly supports SB 462**, which would authorize counties to create and enforce rules to stop landlords from failing to renew a lease and/or terminating a holdover tenancy without a valid reason. At a time of increased unaffordability, **local jurisdictions need as many tools as possible to promote housing stability.**

**Evictions inflict profound harm on families and communities.** Marylanders facing evictions are at risk of experiencing homelessness, hospitalization, reduced financial earnings, increased debt, and lifelong barriers to economic security.<sup>1</sup> During the COVID-19 eviction moratorium, there was a significant reduction in rates of homelessness in Maryland, but since then, there has been a 56% increase in the number of evictions in Maryland from 2023 to 2024 and the number of Marylanders experiencing homelessness has correspondingly risen.<sup>2</sup> SB 462 can reduce the number of eviction proceedings to only those with good cause, sparing many struggling Marylanders from experiencing homelessness and other traumatizing effects.

**The current law in Maryland allows landlords to remove tenants from their homes without needing to provide a reason.** In FY 2025, Maryland landlords filed nearly 5,000 “no-cause” or “tenant holding over” evictions: a 42% increase since 2019.<sup>3</sup> Allowing landlords to evict tenants without cause fosters fear of retaliation and disempowers tenants from holding landlords and property managers accountable for fixing deplorable living conditions. Enabling jurisdictions to pass good cause laws would allow renters to exercise their rights and engage with landlords, property managers, and government agencies without fear of retaliation or discrimination.

**Research shows that landlords are more likely to seek punitive action against tenants who live in communities of color.**<sup>4</sup> While racially based housing discrimination is already illegal under Maryland law<sup>5</sup> and federal law<sup>6</sup>, the burden of proof falls on the victim, who would be experiencing eviction. Alternatively, this bill presents a compassionate response that would help to insulate Marylanders from discriminatory effects by requiring the landlords to justify good reason for eviction rather than requiring victims to prove discrimination has occurred when they are already suffering its effects.

**As Maryland’s budget deficit looms, passing enabling legislation for local Good Cause Eviction laws save the state money on support programs and provide a no-cost way to prevent homelessness, strengthen communities, and hold corporate landlords accountable.**

SB 462 takes a decisive step towards protecting tenants from unfair and unjust evictions, giving residents the opportunity to stay rooted in their communities if they are abiding by the lease. Eight states – California, Colorado, Connecticut, New Hampshire, New Jersey, New York, Oregon, and Washington – as well as D.C., have passed Good Cause Eviction legislation, as have over 23 localities. Maryland is one of only five states that explicitly prohibits counties from passing Good Cause Eviction laws, leaving Marylanders unnecessarily vulnerable to housing insecurity and homelessness – and the State often in the position of footing the bill for these often-preventable social ills.

**SWASC urges 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.** In March 2025, 48 local elected leaders – 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. Amendments that require local jurisdictions to choose between two vital housing policies is a false choice. We need stable rents and stable homes.

**Social Work Advocates for Social Change urges a favorable report on SB 462.**

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<sup>1</sup> Collinson, Robert, John Eric Humphries, Nicholas Mader, Davin Reed, Daniel Tannenbaum, and Winnie van Dijk. 2024. “Eviction and Poverty in American Cities\*.” *The Quarterly Journal of Economics* 139 (1): 57–120. <https://doi.org/10.1093/qje/qjad042>

<sup>2</sup> District Court of Maryland Eviction Case Data | Open Data | [Opendata.Maryland.Gov.](https://opendata.maryland.gov/Housing/District-Court-of-Maryland-Eviction-Case-Data/mvqb-b4hf/about_data)” n.d. Accessed February 9, 2025. [https://opendata.maryland.gov/Housing/District-Court-of-Maryland-Eviction-Case-Data/mvqb-b4hf/about\\_data](https://opendata.maryland.gov/Housing/District-Court-of-Maryland-Eviction-Case-Data/mvqb-b4hf/about_data).

<sup>3</sup> “ROOTED IN MARYLAND.” 2025. Renters United Maryland. <https://rentersunitedmaryland.org/wp-content/uploads/2025/02/RUMGood-Cause-1-pager-2.7.pdf>.

<sup>4</sup> Campa, Elijah A. de la, and Vincent J. Reina. 2023. “Landlords’ Rental Businesses before and after the COVID-19 Pandemic: Evidence from a National Cross-Site Survey.” *Journal of Housing Economics* 59 (March):101904. <https://doi.org/10.1016/j.jhe.2022.101904>.

<sup>5</sup> Md. Code § 20-101, 20-704, 20–705

<sup>6</sup> 42 U.S. Code § 3601

**Gottlich Senate Bill 0462.2.10.26.pdf**

Uploaded by: Vicki Gottlich

Position: FAV

Tuesday, February 10, 2026

Vicki Gottlich, Esq.  
Rockville, MD 20850

**TESTIMONY IN SUPPORT OF SB# 0462 - 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:** Vicki Gottlich, Esq.

I, Vicki Gottlich, am a resident of District 17. 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 am a retired attorney who worked for the Maryland Legal Aid Bureau, several other non-profit organizations that represented older people and people with disabilities, and the federal government. I have seen first hand the hardship experienced by individuals and families when they are evicted or have their lease non-renewed for no reason, or in retaliation for complaints about the unsafe conditions in their apartment, or because their landlord just did not like them. My clients were lucky in that having a lawyer protected them from unjust eviction or lease termination. Other unrepresented tenants found themselves without housing. They would often seek legal and social services help for homelessness, when a good cause eviction law would have prevented homelessness in the first place. SB#0462 allows Maryland counties to adopt their own "good cause" laws that meet local needs to protect members of their community and to address the local housing crisis.

In addition to my personal experience in representing people who were the victims of unjust eviction and lease termination, I am guided by my religious beliefs regarding the need to keep homes safe for the people who live in them. See Micah 2:1-3. People who lose their homes unjustly and whose homes are not safe require greater assistance, not only for the present but for years to come. Providing tenants greater protections that allow them to request and remain in safe housing addresses both the housing crisis in Maryland and the growing income disparity experienced by people with reduced incomes.

Thank you for your consideration and support of SB #0462.

Vicki Gottlich, Esq.



## **SB462**

Uploaded by: Virginia White

Position: FAV



**MARYLAND**  
*Association of*  
**COUNTIES**

## **Senate Bill 462**

*Landlord and Tenant – Residential Leases and Holdover Tenancies –  
Local Good Cause Termination (Good Cause Eviction)*

MACo Position: **SUPPORT**

To: Judicial Proceedings Committee

Date: February 12, 2026

From: Dominic Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** SB 462. The bill would authorize counties to establish laws preventing landlords from failing to renew or terminating leases without just cause.

Several counties have sought the authority from SB 462 to protect vulnerable constituents facing eviction for reasons outside of their control. Throughout the COVID-19 pandemic, evictions have received increased scrutiny as average household debt due to unpaid rent and volatility in the employment marketplace reached significantly elevated levels. SB 462 simply provides a tool for counties, through their local process that always includes public input and comment, to prevent housing instability and inequity tailored to the needs of their respective communities.

Altogether, this bill provides county autonomy to address the housing needs of Marylanders continuing to face challenges even as the worst of the pandemic has abated. For this reason, MACo **SUPPORTS** SB 462 and urges a **FAVORABLE** report.





**SB462\_FAV\_Yolanda.pdf**

Uploaded by: Yolanda Canales

Position: FAV

**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)**

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**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.**

**Berger SB0462.pdf**

Uploaded by: Zackary Berger

Position: FAV

**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.

Zackary Berger, MD, PhD  
Baltimore, MD 21218

**SB0462 - Maryland Legal Aid - FAV.pdf**

Uploaded by: Zafar Shah

Position: FAV



**SB0462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

Hearing before the Senate Judicial Proceedings Committee,  
February 12, 2025

**Position: FAVORABLE**

*Maryland Legal Aid (MLA) submits its written and oral testimony on SB0462 at the request of bill sponsor Senator Anthony Muse.*

MLA is a non-profit law firm that provides free legal services to the State's low-income and vulnerable residents. We serve residents in each of Maryland's 24 jurisdictions and handle a range of civil legal matters, most prominently those arising from housing insecurity. Under the Access to Counsel in Evictions law, MLA represented over 4,700 households in eviction proceedings in 2025. We urge the Committee's favorable report on SB0462 to end "no cause" evictions in Maryland.

Under state law, which preempts local legislative efforts, a landlord may non-renew a lease without providing any reason nor having any justification to do so. This means that working people, families, and elders face potential displacement, year to year or month to month, even when they follow all the rules. These "good" tenants are under constant pressure to accept declining conditions and unfair treatment just to stay stable in their housing and rooted in their communities.

SB0462 is enabling legislation that gives clear legislating power to Maryland counties and to Baltimore City to establish "just cause" or "good cause" requirements for lease non-renewals and Tenant Holding Over eviction proceedings. **This bill is enabling legislation**, expressly granting authority to localities to decide when it is appropriate for rental agreements to be non-renewed. SB0462 sets a standard "good cause" policy and allows local legislatures to opt into that policy. Without SB0462, local efforts are constrained by state preemption. SB0462 gives localities clear authority on this issue, with guardrails set by the state.

***Good cause eviction stabilizes our clients and protects them from retaliation.***

In 2024, our client and her three children began renting an apartment in Essex, Maryland, under a 12-month term with an automatic renewal provision. The family experienced numerous issues with the unit, including a bird's nest infested with mites in her attic, multiple lizards in the home, electrical defects, and a defective HVAC system. While continuing to pay the rent, they made several requests to property management regarding these issues, in person, by phone, and by email. When management did not respond, our client took her concerns to management's parent company. Less than one month later, the parent company sent our client a Notice of Non-Renewal. The notice stated no reason for the non-renewal of her lease. Our client was only halfway through her lease term. Six months later, two days after the expiration of her lease, our client was sued in a Tenant Holding Over eviction action. In that court proceeding, the landlord had no burden to prove as to the reasons for ending the lease. Maryland Legal Aid argued that the landlord had retaliated against our

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client after complained about substandard conditions, in violation of Maryland’s retaliatory eviction law Real Property § 8-208.1. The judge ruled: “I might be able to find that [this] was retaliatory. I think I could find it’s a business decision. I think both are equally possible.” Our client lost the case and faced eviction. The family eventually relocated, leaving the county, their community, and their schools.

***SB0462 provides guardrails on lease non-renewal that localities may opt into.***

“Good cause eviction” is the antidote to “no cause” evictions and the fundamental weakness in anti-retaliation law. It means that a landlord must have a justified reason, enumerated in statute, for choosing not to renew an expiring lease. Notably, SB0462 provides the list of “good causes” in section 8-402.3; that list would be mandatory for any jurisdiction that opts into the good cause policy. The list is identical to that of HB0477 as passed in the House in 2024. This list of grounds for lease non-renewal are similar to those that exist in both federal housing regulations and in laws enacted in other states.

SB0462 authorizes localities to adopt this list and does not allow them to establish alternative lists. The bill establishes the following grounds for lease non-renewal:

1. Tenant committed a substantial breach of the lease or repeated minor violations of the lease;
2. Tenant habitually failed to pay rent when due;
3. Tenant caused substantial damage to the property;
4. Tenant engaged in disorderly conduct;
5. Tenant engaged in illegal activity on or around the premises;
6. Tenant refused to provide access to the property for inspection or repairs;
7. Tenant refused to accept the offer of a new lease agreement;
8. Landlord seeks to use the property for a personal or familial use;
9. Landlord seeks to make substantial repairs/renovations;
10. Landlord seeks to remove the property from the rental market for a year or more.

***The bill exempts “Small Landlords” from Good Cause Eviction requirements.***

SB0462 also establishes that the good cause policy, if enacted locally, may not apply to owner-occupied rental units, nor to properties owned by small landlords. The small landlord exemption is tailored to reduce loopholes that might be exploited by disguised corporate landlords.

To meet the small landlord exemption under subsection (c), on pages 7-8 of the bill, a property owner may not own more than 5 residential rental units in the state. Ownership of rental units encompasses owning or controlling units *in whole or in part, directly or indirectly, or through other legal entities*. This formulation of the exemption excludes property owners that may appear in name to own 5 or fewer units but have additional holdings under different names or through entity structures.



Small landlord = 5 or fewer units across the state. (Subsection (c)(1))



If the landlord is one or more natural persons, no single person may own more than 5 units. (Subsection (d)(1))



If the landlord is an entity, then no natural person or entity with a direct or indirect ownership/membership interest in the landlord may own more than 5 units. (Subsection (d)(1))

However, a person's non-controlling interests in investment assets like stocks, mutual funds, and real estate investment trusts do not count toward rental ownership in the bill. (Subsection (d)(2).)

When a landlord invokes the small landlord exemption, either as a requirement of a lease execution or renewal (section 8-208(c)(3)(iii) at pages 2-3) or as part of a Tenant Holding Over complaint (section 8-402(e)(3)(iii)(1-3)), the bill requires the landlord to disclose information about its holdings:

- The legal name of each individual or entity with a direct/indirect ownership or membership interest in the rental unit;
- The number of rental units held by each of the named individuals or entities; and
- The addresses of the rental units.

The bill requires disclosure of this information on a form published by the Office of Tenant and Landlord Affairs. Crucially, if a landlord fails to make the small landlord disclosures as required, they are *not* exempted from the local good cause eviction law.

***It is past time to protect all Maryland residents from arbitrary non-renewals.***

This bill marks the 14th year since 2008 that the General Assembly will have considered “just cause” or “good cause” eviction legislation, including bills specific to Prince George’s County and Montgomery County. During the COVID-19 state of emergency, Baltimore City passed a short-term provision to require just cause for lease non-renewals until 6 months after the state of emergency’s end. These efforts demonstrate a sustained desire in Maryland localities for good cause lease protection.

Residents in Maryland’s federally subsidized housing stock have had good cause eviction protection for decades. Project-based “Section 8” rental assistance requires property owners to have a good cause for non-renewal of a lease. There are nearly 137,000 of these subsidized rentals in Maryland. The federal Low Income

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Housing Tax Credit program also requires property owners to have a good cause to non-renew a lease. There are more than 78,000 of these rental units throughout the state. In total, Maryland’s stock of good-cause-protected properties totals well over 200,000 units.

Neighboring cities Washington, D.C. (1985) and Philadelphia (2018) have adopted good cause eviction policies, as have New Hampshire (2015), California (2019), Oregon (2019), and Washington (2021). In 2024, Colorado and New York each passed statewide good cause eviction bills. New Jersey adopted good cause requirements as part of worker protection legislation in 1974. In 1980, Connecticut enacted just cause requirements for renters over age 61 and renters with disabilities who live in buildings of five or more units.

***Good cause eviction protections do not hurt community-economic development.***

A recent analysis by the Loyola University Maryland’s Economics Department Chair Jeremy Schwartz and researchers at the University of Minnesota Center for Urban and Regional Affairs evaluated building permit data in states that recently enacted good cause eviction laws – California (2019), Oregon (2019), and New Hampshire (2015). **Their analysis found “no evidence that the introduction of Good Cause Eviction Protections in California, Oregon, and New Hampshire resulted in a decline of new construction.”**<sup>1</sup> “[P]ermits did not decline in California and Oregon counties relative to the changes occurring in surrounding states. In fact, the data show an increase in permits by 41 per100,000 residents after the legislation passed relative to the comparison counties, though this result was not statistically significant.” While permitting decreased in New Hampshire following the 2015 enactment of good cause eviction, “the rate of change in New Hampshire was not statistically different from the change in surrounding states,” namely Maine, Massachusetts, and Vermont, which do not have good cause eviction laws.<sup>2</sup>

New Jersey’s statewide good cause policy demonstrates, over a 50-year period, that the benefit of just cause outweighs hypothetical impediments on development. “According to data from the Eviction Lab, New Jersey cities such as Trenton, Paterson, Jersey City, and West New York have among the lowest eviction rates in the country. Meanwhile, construction is absolutely exploding.”<sup>3</sup>

Good cause eviction policies have shown positive impact on the stability of housing and community for low-income renters. Looking at four localities in California, a 2019 Princeton/Eviction Lab study found that “just cause eviction ordinances have a statistically significant negative effect on eviction and eviction filing rates” and concluded that “[g]iven the budget limitations of many states and municipalities to fund other solutions to

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<sup>1</sup> Edward Goetz et al., Letter submitted to Maryland Senate Judicial Proceedings Committee (Jan. 21, 2025).

<sup>2</sup> *Id.*

<sup>3</sup> Henry Graber, “New York Needs to Learn a Housing Lesson From ... New Jersey? Starting—but not stopping—with eviction laws.” *Slate* (Feb. 8, 2022), <https://slate.com/business/2022/02/new-york-good-cause-eviction-new-jersey-housing.html>.

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the eviction crisis, passage of just cause eviction ordinances appears to be a relatively low-cost, effective policy solution.”<sup>4</sup>

Additionally, a recent analysis demonstrates that good cause protection “help the lowest socioeconomic status residents remain in gentrifying neighborhoods, where displacement pressures may be especially strong for vulnerable residents.”<sup>5</sup> Assessing nine “hot-market areas,” researchers from Berkeley’s Urban Displacement Project, the Changing Cities Research Lab at Stanford University, and the Federal Reserve Bank of San Francisco concluded that while just cause laws do not encourage new low-income residents to move into a jurisdiction, “[r]enters make fewer downward moves from neighborhoods where more units are covered by just cause protections—suggesting people are able to make planned moves.”<sup>6</sup>

A 2020 study on the effect of just cause protection on entrepreneurial activities found that just cause eviction ordinances in five California cities “increase[d] the number of new, small businesses by 6.9%.”<sup>7</sup> The researchers proposed that just cause policy “significantly enhances renters’ welfare by allowing them to take on risky, but potentially successful, entrepreneurial endeavors. Thus, local renter protection policies have a surprising benefit of promoting job creation and economic growth by encouraging more entrepreneurial activities.”<sup>8</sup> This study showed significant decreased poverty in areas where the ordinances were enacted and found “no significant changes in... local Senate price growth.”<sup>9</sup>

Finally, a study of affordable housing production throughout the United States from 2014 through 2024 demonstrated that good cause eviction jurisdictions lead the country in developing affordable housing.<sup>10</sup> Eight of the top 20 markets in affordable housing production over the past 5 years require good cause protection: Seattle, New York City, St. Paul, Denver, Los Angeles, San Francisco/Bay Area, Portland, and Washington, D.C.

Opponents of good cause protections often suggest, without evidence, that “no cause” non-renewals and evictions are essential to development. Yet, decades of state preemption of good cause ordinances did not attract developers and spur production of affordable housing. Faced with conclusive data showing that good cause eviction has no negative impact on net housing development, opponents have pivoted to the argument that the combination of good cause eviction with other tenant protections, in particular rent stabilization,

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<sup>4</sup> Julietta Cuellar et al., “The Effect of Just Cause Eviction Ordinances on Eviction in Four California Cities,” *Journal of Public and International Affairs* 31 (2020): 99-125, available at <https://jpia.princeton.edu/news/effect-just-cause-eviction-ordinances-eviction-four-california>.

<sup>5</sup> Karen Chapple et al., “Housing Market Interventions and Residential Mobility in the San Francisco Bay Area,” Federal Reserve Bank of San Francisco (March 15, 2022), [https://news.berkeley.edu/story\\_jump/how-housing-production-policies-impact-displacement](https://news.berkeley.edu/story_jump/how-housing-production-policies-impact-displacement).

<sup>6</sup> *Id.*

<sup>7</sup> Steven Xiao and Serena Xiao, “Renter Protection and Entrepreneurship,” SSRN Electronic Journal. 10.2139/ssrn.3574364 (2020) (examining the impact of just cause eviction ordinances in Glendale (2002), Oakland (2002), San Diego (2003), East Palo Alto (2010), and Santa Monica (2010)).

<sup>8</sup> *Id.*

<sup>9</sup> *Id.*

<sup>10</sup> Florin Petrut, “Record year for affordable housing construction — Seattle leads the nation,” RentCafe.com (Jan. 27, 2026), <https://www.rentcafe.com/blog/rental-market/market-snapshots/affordable-housing-construction>.

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would shatter potential production in Maryland. Seattle and New York City, one and two in the entire country in affordable housing production, each have enacted the combination of good cause eviction and rent stabilization.

***Good cause protection balances the court process in eviction cases.***

Maryland’s existing protection against retaliatory lease terminations (Real Property § 8-208.1), while helpful, is rarely invoked successfully as a defense against evictions based on lease expiration. The law has numerous gaps that local good cause protections would fill:

- The retaliatory eviction statute applies only to “periodic tenancies,” such as month-to-month or automatically renewing leases. Consequently, tenants in 12-month leases have no protection from retaliatory eviction.
- The retaliatory eviction statute protects a limited list of protected activities, and that protection ends 6 months after the tenant’s protected activity occurred.
- The renter has the burden of proving the landlord’s retaliatory motive – without having the benefit of discovery or time to subpoena records or witnesses.

SB0462 allows localities to establish broader protection against retaliation by requiring landlords to state a statutorily permitted reason for non-renewal and to prove that reason in court.

SB0462 ensures local legislatures can pass enforceable laws whereby no one is arbitrarily deprived of their housing. This enabling legislation recognizes that local legislatures desire to stabilize rental housing so that residents can contribute to the workforce and the local economy. Requiring good cause as a precondition for an eviction can boost the stability of the housing market by stabilizing families, neighborhoods, and communities.

Maryland Legal Aid urges the Committee to issue a **FAVORABLE** report on Senate Bill 462. If you have any questions, please contact:

Zafar S. Shah  
*Advocacy Director for Human Right to Housing*  
zshah@mdlab.org | (410) 951-7672

**MMHA - 2026 - SB 462 - Good Cause.pdf**

Uploaded by: Aaron Greenfield

Position: UNF



**Bill Title:** Senate Bill 462, Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)

**Committee:** Senate Judicial Proceedings Committee

**Date:** February 12, 2026

**Position:** Unfavorable

This testimony is submitted on behalf of the Maryland Multi-Housing Association (MMHA), a professional trade association established in 1996. MMHA represents owners and managers of over 207,246 rental housing homes across 937 apartment communities, providing housing for more than 667,000 residents throughout Maryland. MMHA also includes 216 associate members who supply goods and services to the multi-housing industry. More information about MMHA is available at <https://www.mmhaonline.org/>.

Senate Bill 462 enables Maryland counties to adopt local laws requiring housing providers to provide valid reasons—referred to as "good cause"—for terminating a lease or a holdover tenancy. The bill applies to housing providers owning six or more rental units but exempts owner-occupied properties. It requires landlords to provide written notices explaining whether the good cause law applies to them and justifying lease non-renewals or terminations.

MMHA has the following concerns with Senate Bill 462:

1. **Fundamental Shift in Two-Party Contracts:** Senate Bill 462 fundamentally alters the nature of a lease, changing it from a two-party contract into a unilateral agreement. For the first time in Maryland's history, this bill establishes a tenant's property ownership interest in a rental unit. This concept nullifies the long-standing legal framework around tenant holdover status, effectively granting tenants a form of "life tenancy." Such a change undermines the owner's "bundle of property rights" and violates constitutional protections, as highlighted in *Muskin v. SDAT*, 422 Md. 544, 30 A.3d 962 (2011).
2. **Inherent Imbalance in Good Cause Eviction:** Senate Bill 462 creates a fundamental imbalance in the landlord-tenant relationship. While tenants may terminate their leases without providing any cause, landlords would be required to justify their decisions with good cause. This one-sided requirement legislates an unfair dynamic that places disproportionate burdens on housing providers, undermining the principle of mutual accountability.
3. **Impact on Quiet Enjoyment and Property Management:** By requiring housing providers to obtain a court order to terminate leases and remove problem residents, the bill erodes property owners' ability to protect their residents' right to quiet enjoyment. Property managers would no longer be able to promptly address issues caused by disruptive residents, subjecting other residents to prolonged disturbances or even dangerous situations while awaiting judicial outcomes. This delay compromises the safety and quality of life of good residents, often leading to their departure.
4. **Challenges with Evidence Collection:** To meet the good cause standard, housing providers must rely on enhanced documentation and public records. However, obtaining

such documentation through Public Information Act (PIA) requests is often time-consuming, inconsistent, and costly. Police and fire departments frequently delay responses, with records sometimes taking up to 60 days to obtain. Additionally, reports are often heavily redacted or denied due to ongoing investigations, and costs can reach \$25 per initial report. This creates logistical and financial burdens for housing providers while increasing demands on public safety agencies. Furthermore, often there are no actual police reports, the incident is coded by responding police as “no report.” This is quite common in loud music, disorderly conduct, neighbor disputes, unknown trouble types of calls, a record of the 911 call exists, however no detail of evidentiary value is documented in a report. It is not uncommon for police and fire departments to simply be unresponsive to PIA requests. Within the Office of the Attorney General, there is a PIA ombudsperson, however, appeals to the office can take six or more months to resolve and the decision of the PIA ombudsperson is considered a recommendation, not a mandate upon the holder of the record

5. Adversarial Community Dynamics: The bill’s reliance on resident testimony to evict problem residents’ places undue stress on community relationships. Residents are often reluctant to testify against harassing or dangerous neighbors out of fear for their safety. Consequently, property managers may be unable to act on tenant complaints effectively, fostering frustration and mistrust among residents. This adversarial dynamic discourages community cohesion and drives good tenants to move out due to unresolved issues.

Senate Bill 462 imposes significant and unconstitutional changes to Maryland’s landlord-tenant relationship. It burdens housing providers with logistical, financial, and legal challenges while compromising their ability to manage properties effectively and protect the quiet enjoyment of their residents. MMHA respectfully urges lawmakers to reconsider the far-reaching consequences of this legislation, which risks destabilizing rental communities and creating inequities within the landlord-tenant framework.

For the foregoing reasons, MMHA respectfully requests an unfavorable report on Senate Bill 462.

**Aaron J. Greenfield, Director of Government Affairs, 410.446.1992**



**AOBA SB462 UNF.pdf**

Uploaded by: Brian Anleu

Position: UNF



**Bill:** **Senate Bill 462 - Landlord and Tenant - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

**Committee:** **Judicial Proceedings**

**Date:** **February 12, 2026**

**Position:** **Unfavorable**

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a nonprofit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 167,000 apartment rental units in Montgomery and Prince George's counties. AOBA submits the following testimony in opposition to Senate Bill 462.

SB 462 enables Maryland counties to adopt local laws requiring housing providers to provide good cause for not renewing a lease or terminating a holdover tenancy. The bill applies to housing providers owning six or more rental units but exempts owner-occupied properties. It requires landlords to provide written notices explaining whether the good cause law applies to them and justifying lease non-renewals or terminations.

## **Background**

While the industry's position remains that good cause will be detrimental to the rental housing, AOBA came to the table with amendments to good cause (HB 709<sup>1</sup>/SB 651<sup>2</sup>) during the 2025 legislative session. We asked for clarity in the language that outlines behavior deemed appropriate for a non-renewal of a lease, including repeated notices of nonpayment of rent, violations of housing safety codes, illegal activities on the leased premises, repeated disorderly conduct, and more.

Most importantly, we asked that the bill prevent localities from enacting both good cause *and* vacancy control simultaneously. Vacancy control limits how much rent a housing provider can charge at the end of a tenancy and *does not* impact rent controls for existing tenants. These two issues are tied together

<sup>1</sup> <https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/HB0709?ys=2025RS&search=True>

<sup>2</sup> <https://mgaleg.maryland.gov/mgawebsite/Legislation/Details/SB0651?ys=2025RS&search=True>



because tenant lobbyists claim that the absence of good cause creates a perverse incentive for landlords to not renew a tenant's lease to raise rents to market levels. Tenant lobbyists also incorrectly claim that vacancy control is a necessary policy to maintain housing affordability. This claim ignores extensive research demonstrating the impact of rent control on housing supply.<sup>3</sup>

AOBA continues to have the following concerns:

## **Two -Party Contracts**

SB 462 changes the relationship between a resident and a tenant from a preset period to a contractual agreement in perpetuity. This proposed policy undermines the legal framework of a contract, which requires agreement between two parties. In the absence of good cause, the landlord is free to contract with another tenant for the use of the dwelling unit. Good cause alters the landlord's property rights by effectively providing tenants with the same rights as an owner.

## **Housing Regulations Raise Costs & Deter Investment**

Good cause alone is unlikely to deter investment in housing in Maryland. But the cumulative enactment of dozens of state and local housing regulations in recent years has created a hostile environment to new housing investment in the state's largest jurisdictions. Consequently, Maryland is suffering from the state's weakest housing market in decades.<sup>4</sup>

Housing regulations that limit tenant screening requirements, lengthen eviction timelines, and restrict rent increases, place upward pressure on operating costs by increasing legal costs and vacancy loss. In turn, these regulations have added an upward pressure on the cost of housing.<sup>5</sup> Furthermore, a recent survey by the Montgomery County Planning Department found that vacancy control was the number two reason that new housing projects are not moving forward in the county<sup>6</sup>. The combination of vacancy control and good cause will only further exacerbate the redlining of Montgomery and Prince George's County from new development.<sup>7</sup>

For these reasons, AOBA respectfully urges an unfavorable report on Senate Bill 462. For more information, please contact Brian Anleu at [banleu@aoba-metro.org](mailto:banleu@aoba-metro.org).

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<sup>3</sup> <https://montgomeryperspective.com/2023/03/06/should-moco-adopt-rent-control-part-one/>

<sup>4</sup> <https://www.marylandcomptroller.gov/content/dam/mdcomp/md/media/2025/10-16-2025-maryland-comptroller-releases-report-on-housing-and-the-economy.pdf>

<sup>5</sup> <https://www.metrostight.com/articles/regulation-and-rents>

<sup>6</sup> [https://montgomeryplanningboard.org/wp-content/uploads/2025/10/Pipeline-Analysis-Staff-Report\\_10.16.25.pdf](https://montgomeryplanningboard.org/wp-content/uploads/2025/10/Pipeline-Analysis-Staff-Report_10.16.25.pdf)

<sup>7</sup> <https://montgomeryperspective.com/2026/01/06/moco-multifamily-permits-drop-96-percent-with-rent-control/>

**MBIA Letter of Oppositon SB462.pdf**

Uploaded by: Lori Graf

Position: UNF

February 12, 2026

The Honorable William C. Smith  
Chair, JPR Committee  
2 East Miller Senate Office Building  
Annapolis, Maryland 21401

**RE: MBIA Letter of Opposition SB 462 - Residential Leases and Holdover Tenancies - Local Good Cause Termination (Good Cause Eviction)**

The Maryland Building Industry Association (MBIA) is writing to express opposition to SB463, which would give authority counties to adopt local laws or ordinances that prohibit certain landlords of residential property from declining to renew a lease or from terminating a holdover tenancy without “good cause.”

While the goal of promoting housing stability is important, this bill would introduce significant regulatory uncertainty by allowing counties to establish varying and potentially inconsistent “good cause” standards across the State. A patchwork of local requirements would complicate compliance for property owners and housing providers operating in multiple jurisdictions, increasing administrative costs and legal risk.

Additionally, limiting a landlord’s ability to non-renew a lease or terminate a tenancy absent narrowly defined circumstances undermines the fundamental flexibility necessary to responsibly manage rental properties. These constraints may discourage reinvestment in existing housing stock and reduce the willingness of property owners to offer rental units, particularly smaller-scale and local landlords who lack the resources to navigate complex regulatory frameworks.

The bill also risks unintended consequences for housing production. At a time when Maryland faces a well-documented housing shortage, policies that increase operational risk and constrain property management decisions may further suppress the supply of rental housing, ultimately exacerbating affordability challenges for the very residents the bill seeks to protect.

For these reasons, we respectfully urge the Committee to oppose this legislation.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate JPR Committee

# **SB 462 Testimony - Maryland Management.pdf**

Uploaded by: Tom Coale

Position: UNF

**TESTIMONY IN OPPOSITION TO SB 462**  
**Submitted on behalf of Maryland Management**

**Senate Judicial Proceedings Committee – February 12, 2026**

Thank you for the opportunity to submit testimony on **SB 462**.

This testimony is submitted on behalf of Maryland Management, which owns and manages 40 communities, comprising over 10,000 apartment homes located across Maryland and Florida. Established in 1949 and headquartered in Hanover, Maryland, the company focuses on providing affordable, quality housing options to Maryland’s workforce.

Maryland Management respectfully opposes this bill due to significant concerns about the compliance burden it places on landlords and the unintended harm it could do to the quality of life for other residents.

**Primary Concern – Excessive Compliance Burdens on Landlords**

Under SB 462, once a local jurisdiction adopts a good-cause eviction ordinance, landlords will be required to *prove good cause* for every non-renewal of a lease or termination of a holdover tenancy. This includes pleading specific factual allegations by a preponderance of the evidence in court.

This requirement creates several problematic outcomes:

**1. Increased Litigation and Administrative Burden**

Landlords must navigate complex evidentiary standards in court to show “good cause,” even in clear situations. Gathering, presenting, and defending this evidence is expensive and time-consuming. Requiring a formal judicial decision for routine management choices converts simple contractual renewals into adversarial litigation. This not only increases legal costs but also clogs the courts with disputes that could be handled privately through lease terms and market negotiations.

**2. Uncertainty and Ambiguity**

Several of the statutory “good cause” terms are vague—such as “routine disorderly conduct” or “repeated minor violations”—without clear numeric standards or thresholds. The bill does not define how many incidents constitute “repeated” violations, leaving landlords guessing and opening the door to inconsistent judicial interpretation.

**3. Burdens on Small and Individual Landlords**

Although SB 462 applies only to landlords with six or more units, many investors manage their properties without professional property management infrastructure. The

administrative responsibilities imposed by this bill disproportionately strain these owners, potentially reducing the number of willing landlords in the market.

Together, these provisions risk engulfing ordinary leasing decisions in costly, drawn-out disputes that neither landlords nor tenants intend or benefit from.

## **Secondary Concern – Impact on Other Residents’ Quality of Life**

Another major concern is the bill’s inadequate protection for *other residents* from disruptive tenants.

SB 462’s permitted “good cause” includes instances where a tenant “engages in routine disorderly conduct that disturbs the peace and quiet of other tenants” or “repeatedly commits minor violations that disrupt property management.” However, because these categories are broad and subjective, landlords could face substantial barriers proving such conduct qualifies as good cause in court.

This structure effectively ties landlords’ hands when residents engage in behavior that negatively impacts the safety, comfort, and wellbeing of neighbors. Other residents should not be forced to endure ongoing disturbances or unsafe conditions while the landlord seeks adjudication of conduct that is plainly disruptive.

## **Conclusion**

Senate Bill 462 would fundamentally alter landlord-tenant relationships by converting routine lease and property management decisions into costly, uncertain, and adversarial court proceedings. The bill imposes substantial compliance and evidentiary burdens on landlords, while simultaneously limiting their ability to respond promptly to disruptive behavior that affects the safety, peace, and quality of life of other residents.

For these reasons, and out of concern for both housing providers and the residents who rely on well-managed properties, I respectfully urge the Committee to issue an unfavorable report on Senate Bill 462.

**SB 462\_realtors\_unf.pdf**

Uploaded by: William Castelli

Position: UNF



**Senate Bill 462**– Landlord and Tenant – Residential Leases and Holdover Tenancies –  
Local Good Cause Termination (Good Cause Eviction)

**Position: Unfavorable**

Maryland REALTORS® oppose SB 462 which would authorize local government to pass “Good Cause” eviction laws. This enabling legislation undermines the fundamental nature of leasehold real estate.

Leasehold or rental real estate is a function of both property and contract law. In a leasehold estate, a tenant is given specific property rights like possession for a certain period of time as determined by the parties in a contract (the lease). The leasehold estate is not meant to be permanent and when the lease term ends a landlord may regain possession.

SB 462 removes the certainty of the end of the lease as agreed to by both parties. Unless a landlord exercises certain “Good Cause” reasons to end the lease, the landlord must continue to rent to the tenant for as long as the tenant wants to live there. Although the termination date of the lease will apply to landlords regardless of why a tenant decides to move on, the termination date may not apply to the tenant who will largely be in control of when that lease termination takes place. As long as tenants meet the established criteria set forth in the bill, tenants will not be subject to the lease’s termination date.

Although rental properties subject to HUD regulations already comply with federal “Good Cause” holdover provisions, those provisions exist because the landlord is receiving compensation from the government. As such, the landlord is subject to different HUD rules including different rules on inspection, lease agreements and other matters.

SB 462 will limit landlords’ property rights in their own property and fundamentally alter a leasehold estate. For these reasons, REALTORS® recommend an unfavorable report.

**For more information contact [lisa.may@mdrealtor.org](mailto:lisa.may@mdrealtor.org) or  
[christa.mcgee@mdrealtor.org](mailto:christa.mcgee@mdrealtor.org)**

**sb426.pdf**

Uploaded by: Will Vormelker

Position: INFO

HON. STACY A. MAYER  
CIRCUIT COURT  
JUDGE  
BALTIMORE COUNTY  
CHAIR

HON. RICHARD SANDY  
CIRCUIT COURT  
JUDGE  
FREDERICK COUNTY  
VICE-CHAIR



KELLEY O'CONNOR  
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ADMINISTRATOR  
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P: (410) 260-1560

SUZANNE PELZ, ESQ.  
SNR. GOVT. RELATIONS AND  
PUBLIC AFFAIRS OFFICER  
P: (410)260-1523

## MARYLAND JUDICIAL COUNCIL LEGISLATIVE COMMITTEE

### MEMORANDUM

**TO:** Senate Judicial Proceedings Committee  
**FROM:** Legislative Committee  
Suzanne D. Pelz, Esq.  
410-260-1523  
**RE:** Senate Bill 426  
Public Information Act – Divorce Records  
**DATE:** January 28, 2026  
(2/10)  
**INFORMATIONAL COMMENT PAPER**

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The Judiciary respects the separation of powers doctrine and acknowledges the policy-making authority of the legislative branch. As such, the Judiciary has no position on the policy aims of this legislation.

The Judiciary, however, has concerns with the placement of the language covering case records in the General Provisions Article. Currently, there are comprehensive court access rules which govern access to case records. While there are some sections of the Annotated Code that address case record confidentiality, they are typically within the Code section related to the record type. For example, Child in Need of Assistance records are deemed confidential in the Courts and Judicial Proceedings Article, and parts of adoption records are deemed confidential in the Family Law article. Using the Public Information Act in the General Provisions Article to address case records in this fashion would raise a troubling precedent and may conflict with other provisions. If the intent is to make divorce records confidential, this would be better accomplished by Rule or in Title 7 the Family Law Article.

cc. Hon. Charles Sydnor, III  
Judicial Council

Legislative Committee  
Kelley O'Connor