



## **Testimony to the Judicial Proceedings Committee**

### **SB 644 Landlord and Tenant Residential Leases and Holdover Tenancies – Local Just Cause Termination**

**Position: Support**

**By: Linda Kohn, President**

**Date: February 16, 2024**

The League of Women Voters is a nonpartisan organization that works to increase understanding of major public policy issues and influence public policy through education and advocacy. The League believes that one of the goals of social policy should be to reduce poverty and promote self-sufficiency for individuals and families. Stable housing is a critical component of reducing poverty and promoting self-sufficiency.

Maryland is a 'no cause state' – that is, a landlord can decide to non-renew without any stated cause. This means working people and their children face the constant threat of displacement, even when they follow the rules, and must accept declining conditions and increasing rents just to stay in their communities. This legislation would enable Maryland counties to pass 'just cause' policies for lease non-renewals. 'Just cause' means that a landlord may choose not to renew an expiring lease only if there is an acceptable basis for that decision.

The League supports SB644 – Landlord and Tenant Residential Leases & Holdover Tenancies – Local Just Cause Termination. This bill would boost the stability of communities, stabilize families, and ensure that no one is arbitrarily deprived of their home.

The League of Women Voters of Maryland, representing over 1500 Maryland residents strongly urges a favorable report on SB644.