

### **Testimony in Support of Bill 31-25, Eviction 14-day Notification**

My name is Mara Greengrass, I'm a resident of Council District 6, and have been a Montgomery County homeowner for over 26 years. On behalf of Jews United for Justice (JUJF), I am submitting this testimony in support of Bill 31-25: Landlord-Tenant Relations– Landlord Notice Requirements – Evictions.

JUJF represents over 2,000 Jews and allies across Montgomery County who act on our shared Jewish values to advance social, economic, and racial justice in our local community. We are also an organizational partner of Housing Justice Montgomery (HJM), a community of county residents directly impacted by housing challenges. For the past year I've been meeting with the folks at Housing Justice Montgomery every month and listening to their stories of being rent burdened, unhoused, or evicted.

In September, I was at an HJM meeting giving out knitted hats and scarves and one of the attendees gratefully took a hat, confiding that she also loved to knit, but she'd lost all of her knitting supplies when she was evicted. Others in our HJM community have talked about losing important and irreplaceable possessions, from family photos to their children's beloved toys.

Earlier notification gives tenants a little bit of time. We know this time will increase the chance they are able to find someplace temporary to go or time to find someone or somewhere to hold their things so they don't lose everything and have to start over.

Jewish law has some sensible and specific rules concerning notification of eviction, and the scholar Maimonides said that advance notification is required "so that [the tenant] can look for another place and will not be abandoned in the street." Jewish tradition urges us to not abandon our neighbors in times of need, and reminds us it is our duty to ensure every person in our community lives with dignity.

If we are restricted by Maryland state law to a maximum of 14 days notice for tenants, that is (literally and figuratively) the least tenants in desperate circumstances should be provided. I urge you to vote in favor of Bill 31-25 to require landlords to provide accurate notification of an eviction at least 14 days in advance.