



Montgomery County Community Action Board Testimony

County Council Expedited Bill 31-25: Landlord-Tenant Relations– Landlord Notice Requirements – Evictions

October 28, 2025

SUPPORT

The Montgomery County Community Action Board, the County's local, state, and federally designated anti-poverty group, strongly supports Council Bill 31-25, which would require landlords to provide sufficient notice to tenants 14 days prior to a scheduled eviction, the maximum amount of time allowed under state law. We view this policy not only as a protection for tenants in our County, but as a matter of human decency and respect.

The issue of tenants' rights is a historic priority for our Board, along with the related topic of affordable housing. We hear from residents, including participants in our board's advocacy training program, the Community Advocacy Institute, about the many challenges they face trying to obtain and then maintain affordable housing. They have also shared their fears of losing their housing when the rent is increased, they lose their job, or another unforeseen situation arises. Unfortunately, we have also on occasion heard from participants who were facing threats of eviction. Eviction is an absolute last resort and our Board greatly appreciates the services and programs the County has in place to prevent evictions. In situations where evictions cannot be prevented though, ensuring that tenants have sufficient notice before their belongings are removed from the property should be a basic right.

As advocates for our economically disadvantaged neighbors, the Community Action Board recognizes that the challenges renters face tie into a much larger issue of the very high cost of living here in the County. The 2023 Montgomery County Self-Sufficiency Standard for a household with two working adults, one preschooler, and one school-age child is \$122,943 annually to cover basic necessities, over four times the federal poverty level.¹ Furthermore, according to the Maryland Department of Housing and Community Development, about 47% of renters are cost burdened in the County, with higher rates for Black/African American and Hispanic households.² What these numbers tell our Board is that too many in our community are struggling to make ends meet. We must continue to establish policies that protect renters and offer more affordable housing options. Supporting policies and programs such as local tax credits and supplements for households with modest incomes, child care subsidies, and food security programs can also help households move towards the Self-Sufficiency Standard.

¹https://www.montgomerycountymd.gov/HHS-Program/Resources/Files/MDMontCo2023_SSS.pdf

² <https://dhcd.maryland.gov/Documents/Research/Compiled-Report-SHNA-2025.pdf>

We thank Councilmember Mink for sponsoring this bill, and Council President Stewart, Council Vice President Jawando, and Councilmember Fani-González for co-sponsoring the bill. We also thank the Council for your leadership on this issue and your ongoing support for renters and affordable housing solutions in the County. The Community Action Board stands ready to assist you in developing these strategies. We strongly support County Council Bill 31-25 and ask the Council to vote in favor of this bill.