



Odette Ramos

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Testimony

SB563 Real Property – Actions to Repossess – Judgement for Tenants and Proof of Rental Licensure

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FAVORABLE

Chair Smith and Members of the Senate Judicial Proceedings Committee:

I am writing to urge your support for **SB563: Real Property – Actions to Repossess – Judgement for Tenants of Rental Licensure**.

SB563 requires landlords to show proof that they are properly licensed to lease the residential property where they are seeking an eviction.

The Baltimore City Council passed an ordinance in our last council establishing a very stringent landlord licensing law. The law requires regular inspections and uploading of documents to ensure that the renter is living in good conditions.

As a requirement of our rental assistance dollars, Baltimore City required landlords to have proper licenses. Recently there was a case where tenants in a building organized to push back on the landlord from improper evictions and cited that the building was not properly licensed. The courts sided with the landlord. SB563 would require that in jurisdictions where there is a rental licensing law, no landlord can evict a tenant without being properly licensed.

This also helps in cases where tenants have been protesting terrible conditions in their buildings. Whereas tenants should be paying their rent into escrow, that may not always happen. This situation can be avoided if the building is properly licensed and following all building codes.

I urge your favorable report for this legislation.

Please do not hesitate to contact me should you have any questions. I can be reached on 410-396-4814 or via email at odette.ramos@baltimorecity.gov.

Respectfully Submitted:

Odette Ramos

Baltimore City Councilwoman, District 14