

**HB0036-FAV-Anna Levy-JUFJ\_01-19-2023.pdf**

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Position: FAV

January 19, 2023

Anna T. Levy  
Rockville, MD 20852



THINK JEWISHLY. ACT LOCALLY.

**TESTIMONY ON HB0036 - POSITION: FAVORABLE**  
**Real Property-Actions to Repossess-Proof of Rental Licensure**

**TO:** Chair Clippinger, Vice Chair Moon, and members of the Judiciary Committee

**FROM:** Anna T. Levy on behalf of Jews United for Justice

My name is Anna T. Levy. I am a resident of District 16. On behalf of Jews United for Justice (JUFJ), I am submitting this testimony in support of HB0036, Real Property - Actions to Repossess - Proof of Rental Licensure. JUFJ organizes 6,000 Jews and allies from across Maryland in support of social, racial, and economic justice campaigns. JUFJ is a member of Renters United Maryland, a statewide coalition working to advance the rights of all tenants to safe, affordable, and stable housing.

Jewish tradition teaches us that we have an obligation to ensure fairness in tenant/landlord law, to ensure safe living conditions, and to prevent homelessness. The Book of Lamentations compares homelessness to the loss of a parent or spouse. Without a home, there is no foundation for all other parts of a person's life and everything is at risk. Moreover, we differentiate between the definition of a temporary vs permanent home, including that a permanent home should be sturdy, should not have holes in the roof and should fully shield a person from the elements (*Mishnah, Sukkah 2:9*). Access to 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.

Local rental licensing laws are meant to protect public health and safety and most landlords comply with those laws. However, unlicensed landlords can avoid complying with licensing laws, often refusing to make critical repairs to address health and safety hazards, while raising rents. Although landlords must be licensed, where required, to file suit in Maryland courts, a loophole allows unlicensed landlords to use the streamlined eviction process to evict tenants based on the Tenant Holding Over (THO) clause. Perhaps consequently, the number of THO filings has risen 116% from FY2018 to FY2022. In 2022, the Legislature recognized this loophole and passed HB0703/SB0563, which was written in agreement with Maryland Multi-Housing Association, but vetoed by Governor Hogan. That bill is identical to the proposed bill, HB0036.

How many evictions might have been prevented if this bill had been put in place in 2022? How many tenants would be living in safe homes because they would not have had to fear retribution for complaining about intolerable conditions? No landlord should be incentivized to operate without conforming to the law.

**On behalf of Jews United for Justice, I thank you for the opportunity to share our position, for passing this legislation last year, and respectfully urge this committee to return a favorable report on HB0036.**

**CDN HB36 FAVORABLE.pdf**

Uploaded by: Claudia Wilson Randall

Position: FAV



**Testimony HB 36  
Judiciary Committee  
January 17, 2023  
Position: FAVORABLE**

Dear Chairman Clippinger & Members of the Judiciary Committee:

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

HB 36 is identical to SB 563 which was vetoed by Governor Hogan. HB 36 would stop landlords who do not have an operating license from using streamlined court processes (Failure To Pay Rent, Tenant Holding Over, and Breach of Lease) from evicting tenants in localities that have a licensing law. Licensing laws protect public health and safety through periodic inspections. Like any other business, if a landlord wants to file suit in Maryland courts, they must be licensed in any jurisdiction that requires licensure.

Licensing laws in six (6) counties and other municipalities require landlords to pass a periodic a health and safety inspection. The vast majority of landlords comply with these laws. The number of Tenant Holding Over cases filed has risen dramatically during the pandemic – a 116% increase from FY 2018 to FY 22. Under current law, landlords in these cases may ignore basic health and safety laws and still use the taxpayer-funded court system to evict tenants. Maryland needs to take action to prevent unnecessary evictions throughout the state and keep vulnerable low income people in the homes they are living in.

Landlords have adequate tools to evict any tenant who would hold up repairs including lease provisions permitting them to enter the unit to address the issue when the tenant is not present, or to enter even if the tenant objects when they have to address emergencies or if the tenant is causing the code violation.

CDN 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 HB 36.**

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network

**HB 36 Public Justice Ctr. Testimony FAV FINAL.pdf**

Uploaded by: Matt Hill

Position: FAV



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## HB 36 - Real Property – Actions to Repossess – Proof of Rental Licensure

Hearing before the House Judiciary Committee on January 19, 2023

Position: SUPPORT (FAV)

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Public Justice Center (PJC) is a nonprofit public interest law firm that assists over 800 renters each year. We stand with tenants to protect and expand their rights to safe, habitable, affordable, and non-discriminatory housing. PJC seeks a favorable report on HB 36. HB 36 is identical to SB 563, which passed the House (90-45) and Senate (47-0) in 2022 but was vetoed by Gov. Hogan. In jurisdictions that have a landlord licensing law, HB 36 would stop landlords who do not have an operating license from using streamlined court processes (Failure To Pay Rent, Tenant Holding Over, and Breach of Lease) to evict tenants. Licensing laws protect public health and safety through periodic inspections. **Like any other business, if a landlord wants to file suit in Maryland courts, they must be licensed in any jurisdiction that requires licensure.**

Licensing laws in six (6) counties and other municipalities require landlords to pass a periodic a health and safety inspection. The vast majority of landlords comply with these laws. However, we have witnessed many clients or constituents whose predatory landlords refuse to make repairs, refuse to obtain a license, extract as much rent as possible, and when the tenant complains, move to evict them through one of Maryland’s streamlined eviction processes. **When unlicensed landlords successfully use eviction court, it encourages all landlords to ignore licensing laws and increases the risk of tenants being subjected to health and safety hazards.**

While current law stops illegally operating landlords from obtaining a judgment for eviction for failure to pay rent, the Court created a loophole in *Velicky v. CopyCat* by allowing illegally operating landlords to obtain an eviction in Tenant Holding Over cases. 476 Md. 435 (2021). On Jan. 17, 2023, The *Baltimore Banner* reported in the attached article that **“Tenant Holding Over filings are now about three times higher than they were before the pandemic.”** **Under current law, landlords in these cases may ignore basic health and safety laws and still use the taxpayer-funded court system to evict tenants.**

Judge Shirley Watts understood this dynamic, and wrote in dissent in *Velicky*: “Allowing [the landlord] to evict [tenants] in a tenant holding over action under RP § 8-402 without a license essentially renders the licensing requirement of Baltimore City Code ... meaningless and defeats its purpose of ensuring that rental properties are fit to live in. As a result of the majority opinion, Copycat and other landlords will have very little incentive to get licenses, which would require bringing rental properties up to code.”

Renters United Maryland made significant compromises in 2022 and had reached agreement with Maryland Multi-Housing Association on the amended bill, which is being reintroduced as it passed the House and Senate in 2022. These compromises include:

- Strike the requirement that the landlord show a license when filing a complaint;
- Allow unlicensed landlords to proceed to a Tenant Holding Over or Breach of Lease trial if they show that the tenant’s act caused the landlord not to have a rental license; and
- Allow landlords to submit an electronic record or provisional license.

Additionally HB 36 does not require proof of licensure if the landlord is proceeding on a breach of lease case alleging that the tenant’s behavior constitutes an imminent threat of danger to person or property.

Some landlords still oppose the bill claiming that one obstructive tenant can hold up licensing for an entire building and prevent other evictions. This is a red herring.

- No large landlord has testified to specific examples of whether they acted diligently to make repairs and obtain a license but were denied because of the actions of one tenant who they could not evict.
- Landlords have many tools to evict any tenant who would hold up repairs including lease provisions permitting them to enter the unit to address the issue when the tenant is not present, or to enter even if the tenant objects when they have to address emergencies or if the tenant is causing the code violation.
- Code enforcement has the right to enter the unit even when the occupant objects either for emergency issues or upon issuance of a warrant that they can obtain.

Public Justice Center 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 HB 36.**



Community issues > Housing

# Eviction numbers are climbing back toward pre-pandemic highs in parts of Maryland

By [Ryan Little](#) and [Sophie Kasakove](#)

Published on: January 17, 2023 6:00 AM EST | **Updated on:** January 17, 2023 9:48 AM EST



Tenants, advocates and lawmakers gathered outside the Maryland State House on Thursday Jan. 12, 2023 to call on lawmakers to pass several policies that would protect tenants from eviction or poor living conditions (Callan Tansill-Suddath)

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After falling to an unprecedented low during the pandemic, eviction numbers are creeping back toward 2019 rates in Maryland, according to data from the Maryland Judiciary and the Baltimore City Sheriff's Office.

Over the course of nearly three years, thousands of evictions were prevented across Maryland by a combination of federal and local eviction moratoriums put in place during the pandemic, federal rental assistance funds, and court backlogs.

With eviction bans having long expired, [rental assistance running low](#), courts back up and running at full speed, and [rents sky-high](#), 2022 saw a rapid uptick in evictions statewide — especially in the summer.

Between August and September 2022, 13 jurisdictions, including Baltimore, recorded an eviction tally in at least one month that exceeded the number of evictions for that month in 2019, the last year before the COVID-19 pandemic was declared.

### Maryland evictions drastically increased during the summer months, moving closer to pre-pandemic levels

Evictions in the third quarter of 2022 were about 30% lower than during the same period in 2019, but about two and three times higher than during the third quarter in 2021 and 2020, respectively.

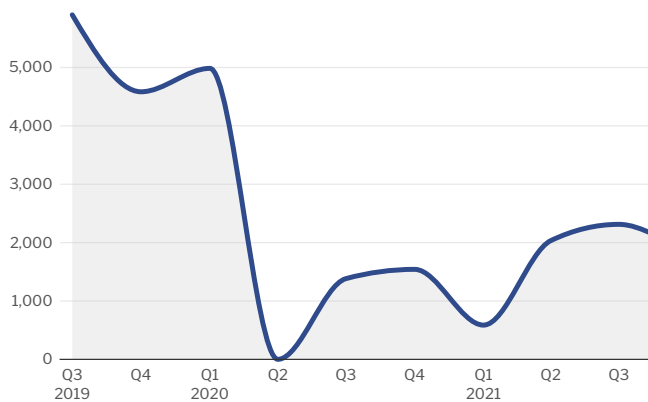


Chart: Ryan Little - Source: Maryland Judiciary Case Activity Reports THE BALTIMORE BANNER

There remain minimal guardrails to protect against a continued return to a pre-pandemic “normal” that advocates, officials and tenants across the state have long argued shouldn’t be treated as normal at all. In the last six months of 2019, 10,486 people were evicted in Maryland, including 2,920 in Baltimore City.

The latest numbers “just confirm what we’ve been seeing on the ground,” said Matt Hill, an attorney with the Public Justice Center who represents tenants facing eviction. “Courts are packed and people are desperate to hold onto their homes and experiencing continuing instability in the economy from the pandemic and skyrocketing rent increases.”

In the city of Baltimore, evictions this past September and November surpassed the 2019 tallies in those months, according to data provided by the Baltimore City Sheriff’s Office. The number was far lower in December 2022 because many evictions were postponed that month as sheriff’s deputies were retrained on new eviction policies

implemented by newly installed Baltimore Sheriff Sam Cogen. The Democrat [ran on a platform](#) to “humanize” the city’s eviction process by providing tenants with adequate notice of court and removal dates and confirming that a building was licensed as a rental property before enforcing an eviction there, among other changes.

Aaron Greenfield, director of government affairs for the Maryland Multi-Housing Association, argued that evictions remained significantly below 2019 numbers for much of 2022.

“We’ll judge the data objectively, but I’m not sure that there’s a story here that evictions are increasing. In fact, the data suggests just the opposite,” said Greenfield. “Should there be an increase in evictions, then I think we all need to sit down and figure that out, but that’s not what the data suggests to me.”

Eviction numbers overall statewide still lag behind 2019 numbers, but quarterly counts have tripled since 2020: 4,107 people were evicted during the summer of 2022, 30% less than for that period in 2019, but about three times more than in the same three-month period in 2020 and about double the amount of summer 2021.

“We are starting to get concerned that while the case filings remain low, the number of evictions is approaching pre-pandemic levels,” Reena Shah, executive director for Maryland Access to Justice Commission, wrote in an email. “That trend is likely to continue, especially as we anticipate that all rental assistance funding will be depleted in a couple of months and people’s ability to access rental assistance to pay the rent and keep themselves housed will be threatened.”



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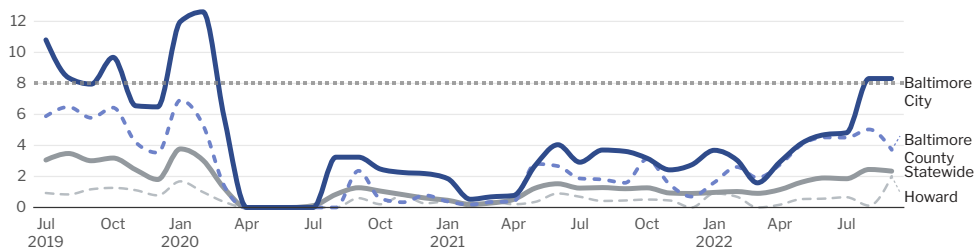
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Evictions have increased rapidly in Baltimore City, where rates once closely mirrored Baltimore County’s. In August and September, about eight people were evicted each month for every 10,000 residents. The statewide rate was a little more than two people, and Baltimore County’s was around four.

### Once closely mirroring per-person rates in Baltimore County, Baltimore City evictions have incr

More than twice the rate of people were forcibly removed in the city compared to the county in August and September 2022. About 8 people were compared to 4 in Baltimore and 3 statewide.



Forcible removals are visualized per 10,000 residents.

Chart: Ryan Little • Source: Maryland Judiciary Case Activity Reports

## Housing groups call on legislators to protect tenants

As state legislators enter the second week of the Maryland General Assembly session, housing groups are calling on them to put in place measures to keep those numbers from rising even higher.

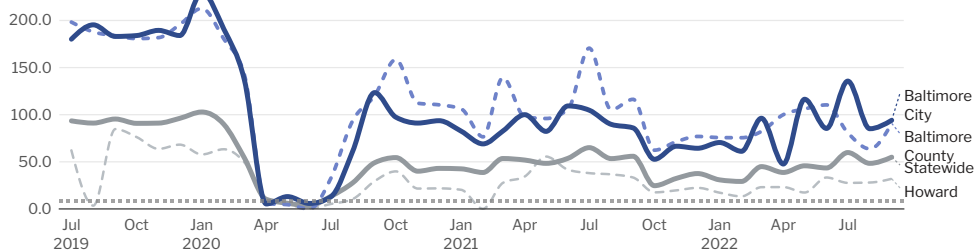
Outside the State House on Thursday, tenants and advocates gathered to call on lawmakers to vote in favor of a handful of bills that would protect renters from eviction. One bill to be introduced would enable localities to pass laws requiring landlords to have just cause not to renew a lease. Another would stop landlords who don't have an operating license from evicting tenants in jurisdictions that have a licensing law.

And the group called on Gov.-elect Wes Moore to invest \$175 million in the fiscal year 2024 budget to sustain emergency rental assistance as federal funds run out. In December, a coalition of dozens of advocacy groups and local officials — including Baltimore Mayor Brandon Scott, and the county executives of Anne Arundel, Howard, Montgomery and Baltimore counties — [made the request](#) in a letter to outgoing Gov. Larry Hogan. As emergency rental assistance funds have dried up in recent months, many jurisdictions across the state have paused intake or limited assistance only to tenants facing imminent eviction.

The most recent eviction numbers show that while they've increased, filings remain below pre-pandemic rates, reflecting both the availability of rental assistance and a reform adopted statewide in 2021 that requires landlords to provide tenants with 10 days' notice before they file for an eviction with the courts.

### Failure to Pay Rent filings are still about half of their pre-pandemic highs

The decreased filings likely reflect the availability of rental assistance and a 2021 law that forced landlords to provide tenants 10 days notice before



Failure to Pay Rent filings are visualized per 10,000 residents.

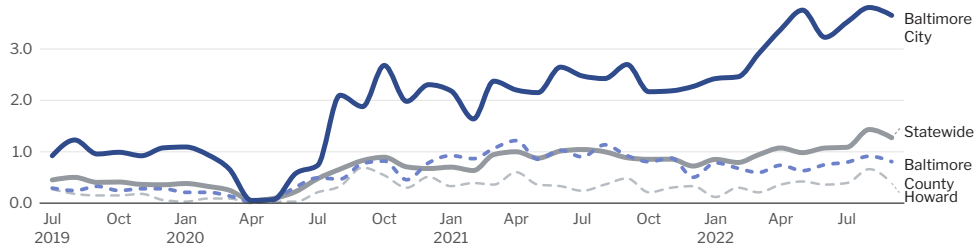
Chart: Ryan Little • Source: Maryland Judiciary Case Activity Reports

Filings were higher throughout 2022 for tenant-holding-over cases — which a landlord can file when a tenant stays in their unit beyond the terms of their lease — than in 2019.

The filing rate for these cases has steadily increased since 2020, when failure-to-pay rent cases were restricted by federal and state eviction moratoriums. By the time the courts began processing failure-to-pay cases again, some landlords realized that pursuing a tenant-holding-over case was a quicker legal process. In September, there were 786 of these cases filed in Baltimore city.

## Tenant Holding Over filings are now about three times higher than they were before the pandemic

When courts began processing failure-to-pay cases again, some landlords realized that pursuing a tenant-holding-over case — which a landlord can file when a tenant stays in their unit beyond the terms of their lease — was a quicker legal process.



Tenant Holding Over filings are visualized per 10,000 residents.

Chart: Ryan Little - Source: Maryland Judiciary Case Activity Reports



Advocates are hopeful that a statewide “access to counsel” provision will help more renters gain legal representation to fight evictions. While the law passed and took effect in 2021, funding was not released until this past summer.

General Assembly reporter Callan Tansill-Suddath contributed reporting to this article.

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**MMHA - 2023 - HB 36 - rental license (2).pdf**

Uploaded by: Aaron Greenfield

Position: FWA



**Bill Title: House Bill 36, Real Property – Actions to Repossess – Proof of Rental Licensure**

**Committee: Judiciary**

**Date: January 19, 2023**

**Position: Favorable with Amendments**

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry including towing companies.

This bill requires a landlord (in a jurisdiction that requires licensure) to plead and demonstrate when filing a written complaint to repossess residential property that the property is either (1) licensed in compliance with applicable local rental licensing requirements or (2) exempt from applicable local rental licensing requirements. These requirements are generally applicable upon the filing of a failure to pay rent, tenant holding over, or breach of lease action (subject to limited exception, including in circumstances involving a clear and imminent danger). At trial, the landlord must demonstrate to the satisfaction of the court that the property is licensed or exempt. A landlord may provide electronic proof of licensure to satisfy the requirement

MMHA supports the intent of this bill. However, MMHA has the following concerns and suggested amendments to resolve the issues.

1. **Time of Filing:** The bill requires the housing provider to demonstrate on two separate occasions whether the property is licensed or exempt in the local jurisdiction. The housing provider must do so “ON THE FILING OF A WRITTEN COMPLAINT TO REPOSSESS RESIDENTIAL PROPERTY” (see Page 4, lines, 21-29) and “AT TRIAL”. (See page 4, line 32 through and including page 5, lines 1-2). The housing provider’s burden should not be before the clerk of the court upon the filing of a complaint but rather at trial (page 4, line 32-33). MMHA requests striking page 4, lines 21-29.

2. **Local Government Lapses:** In *Assanah-Carroll v. Law Offices of Edward J. Maher PC*, Misc. No. 11, Sept. Term, 2021 (filed July 28, 2022), the Court of Appeals held that, “Where a municipality or county enacts a rental license law which conditions the performance of a residential lease upon the issuance of a rental license, and a landlord fails to possess a valid license for a period of the tenant’s occupancy, a landlord may not utilize the courts, whether through a common law breach of contract action, or a statutory action arising under Title 8 of the





Maryland Code's Real Property Article to recover unpaid rent that is attributable to the unlicensed period. Further, the Court held that the aforementioned prohibition does not apply in cases where a landlord can demonstrate that the tenant's wrongful actions caused the licensing authority to suspend, revoke, or refuse to grant or renew the rental license. **The Court did not clarify the issue of a license lapsing due to the actions of local government, which MMHA's members have experienced in local jurisdictions.** In jurisdictions with rental licensing, the recent holding now inextricably links the ability of a local government to effectively implement and facilitate its rental licensing program with the ability of property owners within that jurisdiction to undertake actions to collect rent.

On page 4, in line 12, after "TENANT" insert "OR THE COUNTY, MUNICIPALITY OR ANY OTHER JURISDICTION".

**3. Local Rental Licensing Systems:** Jurisdictions throughout the State with rental licensing systems - Anne Arundel County, Baltimore City, Howard County Prince George's County, and Montgomery County - provide one license for all units in a multi-family dwelling property. See attached email from Kathleen Byrne from Department of Housing and Community Development in Baltimore City. Under this bill and as applied in these jurisdictions, if one license has 20 units and one unit is in violation, that housing provider would be prevented from filing and pursuing judgment in a failure to pay rent, breach of lease or tenant holding over against any other unit that is compliant. This is extremely problematic for housing providers. This good faith language seeks to resolve the gap between the intent of the bill and the rigid rental licensing systems at the local level.

On page 5, after line 4, insert:

"(3) IN JURISDICTIONS WHERE MULTIPLE RENTAL UNITS ARE LICENSED UNDER ONE LICENSE, ONLY THE UNIT OR UNITS THAT ARE DENIED, SUSPENDED OR REVOKED UNDER THE REQUIREMENTS ESTABLISHED IN THE LOCAL JURISDICTION SHALL BE DEEMED UNLICENSED FOR THE PURPOSES OF THIS SECTION.

For the foregoing reasons, MMHA respectfully requests a **favorable report with amendments on House Bill 36.**

Aaron J. Greenfield, MMHA Director of Government Affairs, 410.446.1992

**HB 36-AOBA--FWA.pdf**

Uploaded by: Ryan Washington

Position: UNF



**Bill No:** HB 36 — Real Property – Actions to Repossess – Proof of Rental Licensure

**Committee:** Judiciary

**Date:** 1/19/2023

**Position:** Favorable with Amendments

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's Counties.

House Bill 36 would require a housing provider to demonstrate that properties are licensed in accordance with applicable local laws at the time of filing a failure to pay rent, breach of lease, or tenant holdover case. The bill does not apply to an action where the housing provider displays that the actions of the resident cause the licensing authority to suspend, revoke or refuse to grant or renew the license. At trial, the housing provider must demonstrate to the satisfaction of the court that the property listed in the written complaint is licensed. Electronic proof of licensure is acceptable for housing providers to submit during filing.

AOBA understands the intent of the legislation and offers amendments to clarify provisions in the bill. During the time of filling, the bill mandates that a housing provider demonstrate if the property is licensed or exempt in the local jurisdiction twice during the court process. First, at the time of filing a written complaint and the second time at trial. AOBA supports amendments to only require housing providers to demonstrate compliance at the time of trial and submits amendments to **strike Page 4, lines 21-29**.

Jurisdictions, including Montgomery and Prince George's Counties, operate with rental licensing systems which provide one license for all units in a multifamily dwelling property. If one license has 50 units and one unit is in violation, the housing provider cannot file or pursue a statutory judgment against a resident under the requirements of this bill. AOBA supports language that creates flexibility for housing providers operating

in local jurisdictions with a rigid rental licensing program that only utilizes one license for multiple units.

**On page 5, after line 4, insert:**

**“(3) IN JURISDICTIONS WHERE MULTIPLE RENTAL UNITS ARE LICENSED UNDER ONE LICENSE, ONLY THE UNIT OR UNITS THAT ARE DENIED, SUSPENDED OR REVOKED UNDER THE REQUIREMENTS ESTABLISHED IN THE LOCAL JURISDICTION SHALL BE DEEMED UNLICENSED FOR THE PURPOSES OF THIS SECTION.**

The bill also creates concerns for AOBA members, specifically, the license lapsing due to actions of local jurisdictions with its own rental licensing laws. In the *Assanah-Carroll v. Law Offices of Edward J. Maher PC*, the court ruled that housing providers, who fail to possess a valid license at the time of a resident's occupancy, cannot utilize courts to collect unpaid rent during the period the property was unlicensed. This ruling creates concerns as jurisdictions with their own rental licensing laws may unintentionally prevent housing providers from taking action to collect on rent. AOBA offers amendment to clarify the issue of a housing providers' license lapsing as a result of the actions of a local government.

**On page 4, in line 12, after “TENANT” insert “OR THE COUNTY, MUNICIPALITY OR ANY OTHER JURISDICTION”.**

For these reasons, **AOBA respectfully urges a favorable report with amendments to HB 36.** For further information, please contact Ryan Washington, AOBA Manager of Government Affairs, at 202-770-7713 or [rwashington@aoba-metro.org](mailto:rwashington@aoba-metro.org).