



**TESTIMONY FOR HB0036
REAL PROPERTY – ACTIONS TO REPOSSESS – PROOF OF RENTAL LICENSURE**

Bill Sponsor: Delegate Lehman

Committee: Judiciary

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of HB0036 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists and our Coalition supports well over 30,000 members.

Being a landlord is difficult. Perhaps that is why our laws are so much more geared towards the rights of landlords than the rights of tenants. However, in cases where a landlord is seeking repossession of property, the landlord should be required to prove that they actually are the owner of the property in question and that they have complied with all local rental licensing requirements. The landlord should show that they have met their obligations, just as the tenant must show that they have met theirs.

Our members believe that the rights of tenants are as important as the rights of landlords and in the case of repossession, which should be an avenue of last resort, that all parties prove that they have met their obligations.

We support this bill and recommend a **FAVORABLE** report in committee.