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BILL NO.: HB 1274

TITLE: Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to Tenant

SPONSOR: Delegate Wells

COMMITTEE: Environment and Transportation

POSITION: **SUPPORT**

DATE: March 5, 2024

Baltimore County **SUPPORTS** House Bill 1274 – Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to Tenant.

Under current law, a landlord attempting to repossess a residential property for the failure to pay rent must provide the tenant a written notice of the landlord’s intent to file a claim for repossession in District Court. A complaint for repossession must include a statement that states and affirms the date on which the landlord provided this notice.

HB 1274 adds the requirement that a landlord must produce evidence that sufficient notice was provided to the tenant. Baltimore County supports this measure, as it provides additional assurance that a tenant is made aware of their non-payment of rent status, ensuring they have an opportunity to correct this status before the eviction process advances. This change mitigates potential housing instability that could occur just because the tenant was not aware of the filing. The measure would additionally require the preservation of the notice, creating more protection for the landlords in their record keeping practices and resultingly lessening the occurrence of disputes about whether notice was or wasn’t provided. This change will overall benefit both tenants and landlords.

Accordingly, Baltimore County urges a **FAVORABLE** report on HB 1274 from the House Environment and Transportation Committee. For more information, please contact Jenn Aiosa, Director of Government Affairs at jaiosa@baltimorecountymd.gov.