

Nicole Moore

HB1117 — Landlord and Tenant - Failure to Repair Serious and Dangerous Defects - Tenant Remedies (Tenant Safety Act of 2024)

Position: Support

My name is Nicole Moore, and I'm a renter and resident of Baltimore City. I support HB 1117, which would allow tenants like me to have more rights to safe housing that doesn't threaten the health and safety of me and my family.

I live with my daughter and her children in a rowhouse in Baltimore. We moved in last year, and after the first big rainfall, we started having serious flooding. My daughter's room is in the basement, and it flooded so bad we were wading through a small pool of water. We let the landlord know right away, but they still haven't fixed it.

On top of that, the doors and windows don't secure properly, so someone could just come in. I told the landlord about this too but they haven't done anything. I'm always worried someone is in the house and I'm constantly stressed about my family's safety. I'm always calling my daughter to check on her. It's hard to sleep. I just started therapy to try and work through the stress that this has been putting on me.

I want to pay my rent, but only what's fair. I shouldn't owe the full \$2000 a month after dealing with these issues for so long. I filed an escrow case, but my lawyer has warned me that a judge will typically require the full, unabated rent to be put into escrow, which would be hard for me to afford. I might not be able to do escrow just because I can't afford something that I might not even owe in the first place!

Tenants like me need fair access to court proceedings to address serious conditions issues. This bill would make that possible for me. For these reasons, I ask the Committee to give a favorable report on HB 1117.

Nicole Moore