

HB0181_RichardKaplowitz_FAV
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Richard Keith Kaplowitz
Frederick, MD 21703-7134

TESTIMONY ON HB#0181 - POSITION: FAVORABLE

Failure to Pay Rent Proceedings - Prohibition on Rent Increases and Shielding of Court Records

TO: Chair Korman, Vice Chair Boyce, and members of the Environment and Transportation Committee

FROM: Richard Keith Kaplowitz

My name is Richard Kaplowitz. I am a resident of District 3. I am submitting this testimony in support of HB#0181, Failure to Pay Rent Proceedings - Prohibition on Rent Increases and Shielding of Court Records

This bill is a recognition that Maryland needs more affordable housing. Often, when a judgement for failure to pay rent is entered by a court the reason for that failure is economic or due to a rent strike over a landlord's failure to provide a safe domicile. The court system is being weaponized against tenants whose failure to pay may be related to a gap in payments of rental assistance. Landlords increase in a rent due while payment at current amounts is being arranged add undue burden on the renter for which no additional funds can or will become available. Those additional monies, if the renter cannot pay them, can provide a pretext for eviction proceedings giving the landlord power not fairly implemented.

Each of these defects in the treatment of renters and rental properties is addressed by this bill. It promotes housing equity and justice towards the people in Maryland most in need of that ethical and moral treatment.

My Jewish faith tells me, in Proverbs 3:33 "The curse of the Lord is in the wicked man's house, but He shall bless the dwelling of the righteous." Support for the stranger, the poor, the widow and the orphan are a commandment repeated throughout the Torah. This bill supports that righteous objective with a just treatment of those members of our society most in need of that blessing from institutions and persons capable of delivering those results.

I respectfully urge this committee to return a favorable report on HB0181.