

March 5, 2024

The Honorable Marc Korman  
Chair, Environment & Transportation Committee  
House Office Building, Room 251  
6 Bladen St., Annapolis, MD, 21401

**RE: HB 1274 - Environment Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to Tenant**

Dear Chairman Korman,

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to Tenant**. MBIA **Opposes** the Act in its current version.

HB1274 requires that a complaint to repossess a residential premise for the failure to pay rent include evidence that the landlord provided the tenant with notice of the landlord's intent to file a claim. In general, a landlord seeking to evict a tenant must file the appropriate action (e.g., failure to pay rent, breach of lease, etc.) in the District Court.

Prior to filing a failure to pay rent action against a tenant, the landlord must provide written notice to the tenant of the landlord's intent to file a claim to recover possession of the residential premises. A tenant may challenge any assertions made by the landlord related to the written notice and the court may dismiss the complaint.

The proposal would extra steps and uncertainty to a process that already works on both sides. This bill is not needed as it would only cause confusion and more expense for both parties.

For these reasons, MBIA respectfully urges the Committee to give this measure **a un favorable** report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee