



LEGISLATIVE BLACK CAUCUS OF MARYLAND, INC.

The Maryland House of Delegates, 6 Bladen Street, Room 300, Annapolis, Maryland 21401
410-841-3185 • 301-858-3185 • 800-492-7122 Ext. 3185 • Fax 410-841-3175 • 301-858-3175 • Black.Caucus@house.state.md.us

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Chairman Marc Korman
Environment & Transportation Cmte.
251 House Office Building
Annapolis, Maryland 21401

Dear Chairman Korman and Members of the Committee,

The Legislative Black Caucus of Maryland offers strong favorable support for House Bill 1274 – Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to Tenant. **This bill is on the 2024 legislative priority agenda of the Black Caucus.**

Current law passed by the Maryland General Assembly states that prior to filing a failure to pay rent action against a tenant, a landlord must provide written notice to the tenant of the landlord's intent to file a claim to recover possession of the residential premises if the tenant does not cure within 10 days after the notice is provided.

The notice from a landlord must be in a form created by the Judiciary and occurs once the notice is (1) sent by first-class mail; (2) affixed to the door of the premises; or (3) if elected by the tenant, delivered by either electronic mail message, text message, or an electronic tenant portal.

House Bill 1274 adds a requirement that a landlord when filing a complaint in a failure to pay rent action must include evidence in the complaint that the landlord has provided the tenant with prior notice of the intent to file, as required under existing statute. This adds a layer of protection for both the Landlord and the Tenant.

Evidence of notice prior to filing a complaint is a necessary protection for tenants across the State of Maryland. In a time where the cost of living continues to rise, it is crucially important that individuals and families are provided with requisite notice and are protected if such notice is not provided. In receiving notice of an intent to file complaint for failure to pay rent, Marylanders are afforded time and opportunity to plan, adjust, and/or rectify. This bill will establish that protection by reinforcing the current law by requiring a landlord to provide due notice to their tenants—furthering efforts that bolster security, project financial impact, and abate hardship and home insecurity for constituents throughout Maryland. For these reasons, the Legislative Black Caucus of Maryland supports House Bill 1274 and asks that you vote favorably on this bill.

Legislative Black Caucus of Maryland