

## Written Testimony from Pretnie'r Thomas

### SB 992 - Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over

Hearing before the Senate Judicial Proceedings Committee,  
March 7, 2024

Position: FAVORABLE

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My name is Pretnie'r Thomas. I am a tenant in Baltimore City, Maryland.

I believe Senate Bill 992 is a critical measure to ensure that tenants have notice of their impending eviction date and a limited period of time to reclaim their personal possessions in case an eviction is executed.

**This is important to me because my son and I were evicted in October 2022, and we lost all our belongings. These belongings include furniture, kitchen items, clothing, and sentimental items, like pictures. My son has asked me several times what happened to his gaming system, which is very upsetting to me. If the protections afforded under this bill had been in place at the time, I would have had a chance to get my belongings before they were thrown out like trash.**

Renters need and deserve reliable notice of the eviction date so that they can exercise their statutory right of redemption ("pay to stay") or make plans to leave the property with their belongings intact. Equally, Maryland renters (like most renters in the country) deserve a reclamation period after the eviction occurs, to mitigate the financial and personal loss that evictions cause. A "reclamation period" is a period post-eviction in which a renter can still gain access to their possessions such as life-saving medicine, electronics, and personal treasures such as photos, mementos, and heirlooms.

SB 992 would 1) provide tenants notice 14 days in advance of their impending eviction dates; and 2) provide tenants the opportunity to reclaim whatever personal possessions are on the property for ten (10) days after the eviction occurs. This is a sensible bill that brings Maryland in line with the rest of the country on executing evictions.

SB 992 is also beneficial to neighborhoods in that it no longer allows for an evicted tenant's belonging to be thrown out on public streets. Currently, in most of Maryland, a tenant's personal belongings are thrown into the street after an eviction, creating clutter that blocks sidewalks and creates public blight. SB 992 remedies this issue by requiring the landlord to discard of whatever remaining items that are left in a proper and clean fashion.

**I, Pretnie'r Thomas, urge a favorable report on SB 992.**