

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

**Hearing before the Senate Judiciary Proceedings Committee,
March 7, 2023**

Position: FAVORABLE

Chairman Smith, Vice Chair Waldstreicher, and members of the House Environment and Transportation Committee:

My name is Sharnae Hunt, I am a government worker, a mother, and a renter in the city of Glen Burnie, Maryland. I am here today to support the Tenant Possessions Recovery Act (SB 992) which would protect renters from experiencing the harm I unfortunately went through. [Two days before Thanksgiving 2022, I was evicted by the landlord, while I was at work.](#) That day, I was called by the property manager and told that I owed \$300 in back rent and that I needed to pay that immediately. Because I was working and I did not have time to discuss the matter in full, I paid the \$300 over the phone and continued to work. Shortly after the phone call with the property manager, I was called by a neighbor letting me know that an eviction had taken place at my building. By the time I came home, I found that all my belongings had been removed from my unit and had been thrown carelessly into the street.

It was not long after that, my landlord confessed to me that the eviction was done “erroneously” and that they would move my belongings back into my unit. However, the damage had already been done. **During the eviction the landlord’s agents damaged, broke and dirtied my furniture and took my belongings for themselves. I lost precious keepsakes my son made for me, old passports, social security cards, bank information, a laptop, gaming systems and other technologies. My son's pet turtle was sent away and we were never able to track him down.**

Because of the traumatic experience, I moved out of the unit and now live with my parents while me and my son try to make ourselves whole again. If the Tenant Possessions Recovery Act was a law, this experience would not have happened to me or any other Maryland tenant. The law would make sure that in evictions whether done “erroneously” or by the law, tenants would have the right to access their personal and sacred belongings.

I ask for a favorable report on SB 992.

Thank you,

Sharnae Hunt