



February 6, 2025
SB442

Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over (Tenant Possessions Recovery Act)

**Judicial Proceedings Committee
Position: Favorable**

The Maryland Catholic Conference (MCC) offers this testimony in support of **Senate Bill 442**. The Maryland Catholic Conference (MCC) is the public policy representative of the three (arch)dioceses serving Maryland, which together encompass over one million Marylanders. Statewide, their parishes, schools, hospitals, and numerous charities combine to form our state's second largest social service provider network, behind only our state government.

Senate Bill 442 establishes new requirements for landlords in cases of eviction due to failure to pay rent, breach of lease, or tenant holding over. It mandates that landlords provide notice to tenants when a court issues a warrant of restitution. The bill also outlines procedures for executing the warrant and specifies how personal property left behind after an eviction should be handled, ensuring clarity and fairness in the repossession process.

Catholic social teaching underscores the dignity of every person and the importance of ensuring just treatment in housing. This bill aligns these principles by safeguarding tenants' rights and ensuring they are treated with respect during difficult circumstances like eviction. Supporting this legislation reflects a commitment to justice, compassion, and care for vulnerable populations, fostering a society where housing practices honor the dignity of all individuals.

This legislation provides greater transparency and fairness in eviction proceedings, helping to protect tenants from sudden or unjust repossession of their belongings. By requiring landlords to follow specific procedures, the bill supports a more equitable balance between landlord and tenant rights. It also promotes accountability and reduces the likelihood of disputes, contributing to stable housing conditions and stronger community relationships.

The MCC appreciates your consideration and respectfully urges a favorable report for **Senate Bill 442**.