



SB 442 - Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over (Tenant Possessions Recovery Act)

Position: FAVORABLE

My name is Ricarra Jones, and I am the Political Director with 1199SEIU United Healthcare Workers East. We are the largest healthcare workers union in the nation, with 10,000 members in Maryland and Washington, DC.

1199 SEIU believes Senate Bill 442 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.

1199 SEIU supports SB 442 because we believe housing justice is key to health justice. Evictions are not just a symptom of poverty; evictions cause poverty and homelessness - especially when renting families lose all their belongings. Not only do tenants lose a roof over their heads, many lose their dignity, important medication, financial records, and the ability to recover from the fiscal loss. The Tenant Possessions Recovery Act (SB 442) would mitigate this trauma by requiring that tenants receive 14 days' notice of the eviction date and a 10-day window to reclaim their belongings if an eviction is executed.

This bill would also protect local jurisdictions from future legal liability eviction practices that are unconstitutional. On June 10, 2024, the Fourth Circuit ruled in *Todman v. Mayor* that Baltimore City's eviction law is unconstitutional. 104 F.4th 479 (4th Cir. 2024). The City's law - and similar local laws in Baltimore County, Prince George's County and others - declare a tenant's belongings "abandoned" upon eviction without adequate notice and a reclamation period. By giving renters notice of their eviction date and an opportunity to collect their belongings through SB 442, localities will no longer be at risk of litigation and financial loss.

SB 442 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 442 remedies this issue by requiring the landlord to discard of whatever remaining items that are left in a proper and clean fashion.

1199 SEIU urges a favorable report on SB 442.

Sincerely,

Ricarra Jones
Political Director of 1199SEIU



Ricarra.jones@1199.org