

SB0442_RichardKaplowitz_FAV

02/06/2025

Richard Keith Kaplowitz Frederick,
MD 21703-7134

TESTIMONY ON SB#0442 - POSITION: FAVORABLE

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

TO: Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings
Committee

FROM: Richard Keith Kaplowitz

My name is Richard Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of/ SB#/0442, Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over (Tenant Possessions Recovery Act)

This bill preserves the rights of a tenant who has had a situation in which their inability to pay rent or their having breeched a lease has caused a landlord to take action to recover monies due and repossess a rental or leased property.

This bill establishes a requirement for a landlord to provide certain notice to a tenant when a court has issued a warrant of restitution for a failure of a tenant to pay rent, a breach of lease, or a tenant holding over under certain circumstances. It accomplishes this by establishing certain procedures and requirements for the execution of a warrant for repossession. It keeps the affected tenant from personal and financial loss compounding their situation by providing for the disposition of certain personal property following the execution of a warrant of restitution that protects their property from becoming a total loss.

I respectfully urge this committee to return a favorable report on SB0442.