

Judiciary Proceedings Committee
Senate Office Building, Room 2
Annapolis, Maryland 21401

Chairman Smith, Vice-Chair Waldstreicher, and Members of the Judicial Proceedings Committee,

My name is Gannon Sprinkle, co-founder and steering committee member for the College Park Tenants Union, we represent thousands of tenants in the greater College Park area and fight for affordable and high quality housing as a human right. We believe there is a clear disconnect between the rent prices that students pay and the responsiveness and empathy from the individuals profiting off our rent.

This testimony is submitted to represent staunch support of Renters United Maryland, Senator Sydnor's SB442, and any other tenant-first legislative efforts this body may consider. The Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over (Tenant Possessions Recovery Act) is a key provision in current landlord-tenant affairs. In College Park specifically, landlords often void requirements for notice correspondence for a number of issues. Permission-to-entry notices often do not meet legislative requirements, come late, or not at all. Time and time again, tenants are put-out and not considered, especially by non-physical corporate landlords in the College Park area.

Additionally, stipulations requiring certain notice for warrants of restitution, breach of lease, or tenant hold-over are essential in communication and transparency of policy decisions. We must hold landlords across the state accountable for putting people out on the street. If an eviction is coming, at the very least communication and transparency absolutely needs to be required. The procedures for execution of a warrant for repossession and the redistribution of certain personal property are written equitably and deserve a favorable vote from your committee.

I hope you hear our concerns. Too long have landlords been unencumbered, we must hold those that restrict housing accountable. We must take every action to ensure housing as a human right. Thank you for considering this legislation. It is for these reasons that we strongly urge a favorable report on SB442.

Thank you,

Gannon Sprinkle
College Park Tenants Union