Date of hearing: Feb. 6, 2025

Louise Weissman
Greenbelt, 20770

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TESTIMONY ON SB442# - 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

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FROM: Louise Weissman

My name is Louise Weissman. I am a resident of D22. I am submitting this testimony in support of SB442: the Tenant Possessions Recovery Act. I believe the legislation is a critical step toward ensuring that tenants are given notice of their impending eviction. It also includes a limited, but reasonable period of time to gather their personal possessions if the eviction were to be executed.

I am a 72 year old retiree, and a tenant in an apartment complex in Greenbelt in Prince George's County. I am in a better position than many who typically face eviction. I receive Social Security, receive a small pension, and I have some retirement savings. Still, I needed someone to co-sign my lease, as I do not qualify for the 30% income required. Maryland's tenant laws do not support tenants, and in these times of uncertainty and with prospects that Social Security and Medicare will be reduced, if not eliminated, I worry.

Jewish text acknowledges that housing is more than a roof over one's head. When an individual or family is denied safe housing, they lose their dignity. Taking away their possessions can rob their family for generations to come. The sight of possessions moved to the curb or locked in the property amplifies the trauma experienced. The Tenant Possessions Recovery Act (SB 442) would alleviate some of trauma by requiring landlords to give 14 days' notice of the pending eviction and a 10-day window to reclaim belongings while the eviction is executed.

Respectfully I urge this committee to return a favorable report on SB#442. Thank you.