



**TESTIMONY**  
**Maryland General Assembly**  
**Hearing before the Senate Judicial Proceedings Committee**  
**February 6, 2025**

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

**Tim Hoang, 415-964-1105**  
**Outreach Coordinator, Montgomery County Renters Alliance, Inc.**  
**Position: FAVORABLE**

Good afternoon, Chairman Smith, Vice Chair Waldstreicher, and Committee members. Thank you for giving me the opportunity to speak today. My name is Tim Hoang and I am speaking on behalf of the Montgomery County Renters Alliance as one of our outreach coordinators. The Renters Alliance is Maryland's first and only regional nonprofit dedicated exclusively to renter outreach, education, organizing, and advocacy.

The Renters Alliance is in strong support of Senate Bill 442, which 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. We would like to thank Senator Snyder for introducing this sensible bill that brings Maryland in line with the rest of the country on executing evictions. Washington D.C., New Jersey, West Virginia, Pennsylvania, Delaware, and Virginia all require that the tenant be given notice of their eviction date and the opportunity to reclaim their personal possessions after their eviction. Twenty-eight states and D.C. require the tenant be given notice of their eviction date and a limited window to reclaim their personal possessions.

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.

Finally, SB 442 benefits landlords in that landlords will no longer be required to pay for and bring 4-10 movers on sight for the day of the eviction in order to move the tenant's belongings that day. Instead, landlords may store the tenant's possessions in the property or move them to a storage unit at a more convenient time for the 10-day recovery window.

The Renters Alliance strongly urges a favorable report. Thank you for your time.