



TESTIMONY FOR SB0442

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

Bill Sponsor: Senator Sydnor

Committee: Judicial Proceedings

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: FAVORABLE

I am submitting this testimony in strong support of SB0442 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists and our Coalition supports well over 30,000 members.

The process of being evicted from a residence is fraught with confusion and a distinct lack of agency for the person being evicted. This bill attempts to put some additional structure around the process and also ensure that the person being evicted has information regarding how to retrieve their possessions.

The landlord must store the personal effects of the person being evicted for 10 days and cannot charge a fee for the storage. A notice to the person being evicted regarding the 10-day period is required to be placed on the door of the property. If the sheriff finds that notice is not provided, the eviction is paused until the court provides additional instructions. If the landlord gets rid of the property before the 10-day period is up, the person evicted has the right to damages.

Our members feel that this process will help provide some much needed structure to the process and ensure that the person being evicted only loses their residence – not all their possessions as well.

We strongly support this bill and recommend a **FAVORABLE** report in committee.