



**SB 46 - Real Property – Wrongful Detainer
Hearing before the House Judiciary Committee on March 25, 2025**

Position: OPPOSED

To Member of the House Judiciary Committee,

We are Maryland Inclusive Housing (MIH), a nonprofit organization that helps people with developmental disabilities find and keep safe, affordable, and inclusive housing across Maryland. We work to make sure everyone has a fair chance at stable housing of their choice and support policies that protect those rights.

Maryland Inclusive Housing is a part of Renters United Maryland, which strongly opposes SB 46 and urges an unfavorable report. SB 46 would deny residents of their constitutional rights in a “wrongful detainer” eviction process – and could result in an eviction mere days after filing a complaint. This bill doesn’t just apply to squatters. SB 46 would have the unintended consequence of evicting lawful residents who would not have a meaningful chance to challenge the eviction. **This means more homelessness for survivors of domestic violence when the abuser files for eviction; more homelessness for lawful tenants subjected to predatory landlords; and more homelessness for families caught in rental scams.**

This is important and concerning to Maryland Inclusive Housing because the people we serve- people with disabilities- already face significant barriers to housing. Allowing evictions to proceed without the consideration of due process rights will put the members of the disability community at greater risk of homelessness and instability.

At MIH, we work every day to assist people with intellectual and developmental disabilities find and maintain housing of their choice. Housing instability can disrupt access to their supports that they rely on to live independently and thrive in their communities. Protecting due process and housing rights also means preserving the safety and dignity of the people we serve.

We oppose SB 46 and urge an **unfavorable report**.

Sincerely,

Tim Wiens, Executive Director

