



**Matt Losak**  
**1001 Spring Street**  
**Silver Spring, Maryland 20910**  
**In favor of HB 861**  
**Tuesday, February 16, 2021**

Good afternoon Chairman Barve and Vice-Chairman Stein and committee members. My name is Matt Losak and I am a co-founder and Executive Director of the Montgomery County Renters Alliance—an alliance of more than 30 labor, community, religious, political and civic action organizations and thousands of renters. We are Maryland’s first and only regional nonprofit dedicated exclusively to renter outreach, education, organizing and advocacy.

For many renters, especially low -ncome renters, especially renters of color, it can be especially difficult to find an apartment in Maryland. For many renters it may be necessary to apply for homes in multiple apartment communities in order to find an available home. But this means having to pay multiple background fees that may make that process too expensive for many and potentially adding to racial segregation in housing.

Creating a system where landlords can simply access a credit report from a reputable credit screening company, using the landlord’s own password or code would ensure one-stop-shopping accuracy of tenant screening reports and eliminate multiple tenant fees.

Further, it would allow all renters to review their own report information to ensure its accuracy.

This bill provides a simple, modern improvement to the rental apartment application process and we strongly urge the committee’s support.

Thank you.

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