

February 11, 2021

Dear Luke H. Clippinger and William C. Smith,

My name is Cathy Galasso and I am the managing member of Vanilla Street Properties, LLC. We own 9 rental properties in Baltimore City and Baltimore County. We are proud landlords who provide our tenants with high quality, clean and safe environments.

We are compassionate and work with tenants whenever we can to help them save money or catch up on payments. We try to waive fees whenever we can, however, when a tenant is late with rent and is not communicating with us, we need to file for rent court (before Covid). Currently, we are unable to file and have a few tenants falling behind, not only on their rents but also their water bills. We are working with them. If the tenant would not be responsible for reimbursing for rent court fees, there would be no incentive to pay rent on time or at all. We are not trying to harm the tenants; however, we need rents to be able to maintain the quality of life we pride ourselves in providing to our tenants. It is already difficult to be a landlord in Baltimore, but it would be unrealistic to continue if the fees were increased and if we, as landlords, would be responsible to pay the costs for the tenant's not paying rent. In addition, the current court fees are high and we feel it would be harmful if they increased, no matter who pays them.

We count on the rents from our properties but if HB 478, HB 729, and SB 530 are passed, we will most likely have to sell our properties and invest in a different area that makes it possible for us to afford to continue to provide high quality rentals.

Respectfully,

Cathy Galasso

Managing Member Vanilla Street Properties, LLC

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