

Steve Allcock
KH Rental Properties LLC
PO Box 344
MD 21014
410-925-6731
24th February 2021
steveallcock@comcast.net

SB530

Dear

Chairman William C. Smith and Members of the Senate Judicial Proceedings Committee

My name is Steve Allcock and my wife (Susan), and I run a small family rental property business in the state of Maryland based in Harford County. The business has 14 properties in locations across Baltimore City and Harford County.

We provide homes to both private and government assisted (section 8 etc) tenants. We have been running this business for 10 years now and feel we have experiences to draw on that should help influence your decision on this bill.

As a landlord it is absolutely in our best interests to do the following

- Provide a safe home that meets all regulatory requirements
- Ensure the home is attractive to our tenants and meets their expectations
- Choose (as best we can) the right tenant – this however is not infallible
- Ensure that the community is not disadvantaged by the placement of said tenant in that house
- Continue to invest in our properties to ensure they are what people want to rent
- Pay our taxes and remain in good standing with the law

Steve Allcock
KH Rental Properties LLC
PO Box 344
MD 21014
410-925-6731
24th February 2021

Despite our best efforts when doing the above you don't always get it right and can choose a person or family that fail to meet their contractual obligations such as the following

- They don't pay the rent – some examples below
 - Sickness
 - Pandemic related
 - General health issues
 - Loss of income
 - Change in employment circumstance
 - Change in partner income
 - Choose to spend the money on something else
 - New TV
 - Car
 - etc
- They may damage the property in some way
- They are just bad (noisy/intrusive/litter etc) neighbours that affect the community and consequently the company as our reputation is important to us as good community citizens
- Sometimes "all of the above" may apply

When this happens remediation and mitigation efforts are needed to ensure that the best outcome is achieved such as temporarily reducing the rent whilst the tenant finds alternative employment or re educating them on what is and is not allowed based on the contract

However this is not always successful and in that circumstance it may be necessary to take legal proceedings against the tenant which may escalate to eviction should a suitable resolution not be found

Myself and my wife avoid this (eviction) where possible as it is a stressful experience that inevitably costs unnecessary expense to the business and it has been the case that in the 10 years of running the business we have evicted people - but only in extreme circumstances such as the examples given above

My concern is that your SB530 will increase the fiscal burden on my business in a time of crisis, as this cost should be met by the person or family causing me to evict them and NOT a cost that the business should be responsible for

Steve Allcock
KH Rental Properties LLC
PO Box 344
MD 21014
410-925-6731
24th February 2021

I have only 14 properties and I pay city tax plus income tax for the houses and the revenue respectively. In this current time of pandemic, I have two of my properties occupied by tenants who have decided they don't need to pay.

This decision from them as my tenants is based in the knowledge that the law is protecting them from the usual failure to pay rent and eviction processes that landlord would normally use as remediation in these circumstances

An outcome of the above is that one of those tenants has not paid a single cent in rent since June 2020 and the other since November 2020

I feel extremely frustrated and let down by this as a taxpayer to the counties and the state, so to see another unfair cost burden that is expected to be met by the landlord is in my opinion very unfair and unnecessary

I therefore ask that this bill does not go forward as it is discriminatory to landlords and looks to me like another tax by stealth as it is also linked to HB0729 which seems to suggest that the funding will be used for more sheriff related activities

If this increase in court filing costs for evictions were to happen then the landlord needs to have the ability to recover these costs from the tenant via security deposit or by the engagement of a debt recovery organisation post eviction

I wonder why this has even become something that has been raised and if the people raising it are themselves landlords as it demonstrates a lack of understanding of the current fiscal burdens placed upon landlords

Thank you

Steve Allcock