

**MARYLAND JUDICIAL CONFERENCE**  
**GOVERNMENT RELATIONS AND PUBLIC AFFAIRS**

Hon. Mary Ellen Barbera  
Chief Judge

187 Harry S. Truman Parkway  
Annapolis, MD 21401

**MEMORANDUM**

**TO:** House Judiciary Committee  
**FROM:** Legislative Committee  
Suzanne D. Pelz, Esq.  
410-260-1523  
**RE:** House Bill 1070  
Baltimore City – Landlord and Tenant – Repossession for Failure  
to Pay Rent  
**DATE:** February 10, 2021  
(3/3)  
**POSITION:** Oppose

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The Maryland Judiciary opposes House Bill 1070. This bill would add to and amend several provisions of state law governing landlords and tenants in Baltimore City.

The Judiciary opposes House Bill 1070 because it applies only in Baltimore City. The District Court is a statewide court system designed to provide the uniform application of law to all who come before it. This bill would cause the Landlord Tenant law to apply differently in one jurisdiction out of twenty-four resulting in an inequitable application of the law across the State. The Judiciary believes there should be statewide consistency and equity in how landlord/tenant cases are processed across Maryland.

In addition, the Clerk does not have the authority to make legal decisions as is provided on page 5, lines 28 through 30.

cc. Regina Boyce  
Judicial Council  
Legislative Committee  
Kelley O'Connor