

Dear Chairman Mr. Luke H. Clippinger and Members of House
Judiciary Committee,

My name is Bo Zhang. I am a landlord having a few rental houses in Baltimore city and Baltimore county since 2011. I would say that rental house business is one the toughest business now. We are facing rapidly increasing property tax, registration fee, insurance fee labor fee and material cost and mortgage is always a big portion. Every year after deducting all of the cost, the profit is very marginal. We, landlords, are just the same working class as renters, struggling everyday to make a little money to support our family. During the pandemic, my rental property business hot hurt a lot because tenant cannot pay rent. I have to go into loan forbearance.

One key factor is deciding to one rental property making money or losing money is if the tenant can pay rent on time.

The dramatic increase of the eviction filing fee will become a burden of my rental business which already has very little profit. And some provisions are not allowed will put landlord in very harsh situation. For example, I have one tenant with section 8 voucher who has been behind the rent payment for a while. This tenant reported to county housing office the heater stopped the heating, and have my payment from housing suspended. And at the same time, the tenant refused me to have HVAC tech get into the house to do repair. This is a nightmare for me. And I heard many this type stories. Some "experienced" tenant knows how to use this way to threaten landlord.

I am strongly opposing House Bill0729. I believe that a fair renal law will boom real estate market and help both landlord and tenant. Bill 0729 is not one fair bill.