

SHANEKA HENSON
Legislative District 30A
Anne Arundel County

Appropriations Committee



The Maryland House of Delegates
6 Bladen Street, Room 152
Annapolis, Maryland 21401
410-841-3045 · 301-858-3045
800-492-7122 Ext. 3045
Shaneka.Henson@house.state.md.us

THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

Good morning honorable members of the Judiciary Committee,

For the record, I am Shaneka Henson, District 30A Delegate. Chairman Clippinger and Vice Chairwoman Atterbeary, thank you for granting me the opportunity to have heard before you HB0112 “Residential Property – Eviction Proceedings – Sealing of Court Records”. I ask that after reviewing the legislation and witness testimony, that you will vote favourably for HB112.

I am proposing HB0112 entitled “Residential Property – Eviction Proceeding – Sealing Records” with the purpose of limiting the negative effects of the eviction surplus. This Legislation intends to expunge eviction records 30 days after a judge rules in favor of a tenant in an eviction case and expunge the record of eviction 3 years after a judge rules in favor of a landlord. Having an eviction on a renter’s record is a guaranteed blackball for obtaining a lease, even after many years.

The process of eviction is cyclical: decreased income leads to failure to pay rent, leading to an inevitable eviction, which raises the risk of unemployment, leading to homelessness. Without a job, you can’t sign a lease. Without a secure residence, you can hardly get a job. This is an entangled process that is almost impossible to escape. With this legislation, I intend to support my constituents, and all of Maryland’s residents by helping them get their feet back under them.

I am proposing amendments to ease the regulatory issues resulting from language in the bill.

Amendment No. 1

Section B(1)(II)

(II) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, IF THE COURT PROCEEDINGS RESULT IN A JUDGMENT IN FAVOR OF THE LANDLORD, 3 YEARS AFTER THE FINAL ORDER OR JUDGMENT IN ~~THE EVICTION PROCEEDING.~~ **[A FAILURE TO PAY RENT COMPLAINT FILED PURSUANT TO REAL PROPERTY §8-401.]**

Explanation for Amendment No. 1

Make it clear that this applies to each individual petition, not a finalized eviction action (i.e. judgement(s), writ and removal).

Amendment No. 2

Strike Section C(1)(I)

~~(I) THE TENANT WAS EVICTED FROM A UNIT UNDER A FEDERAL OR STATE
SITE-BASED HOUSING ASSISTANCE PROGRAM OR A FEDERAL OR STATE
TENANT-BASED HOUSING ASSISTANCE PROGRAM;~~

Explanation Amendment No. 2

Remove "FEDERAL" so that there is no conflict between federal and state regulation

Unemployment levels are upwards of 3% higher than they were in the 2008 recession. The economic impact of COVID-19 is anything but insignificant. At a time when lack of rental payments is caused by economic hardship and not obstinate laziness, we must do what we can to prevent the cycle of eviction from damaging American prosperity. It is for the future of tenants that I ask the Judiciary Committee to graciously vote favourably on HB0112 "Residential Property – Eviction Proceedings – Sealing of Court Records".

Respectfully,



Shaneka Henson, District 30A Delegate