

February 22, 2022

The Honorable Paul G. Pinsky  
Senate Education, Health & Environmental Affairs Committee  
Miller Senate Office Building,  
2 West Wing 11 Bladen St.,  
Annapolis, MD, 21401

**RE: Oppositions SB 564 Landlord and Tenant and Wrongful Detainer Actions – Eviction Prevention Services**

Dear Chairman Pinsky:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 564 Landlord and Tenant and Wrongful Detainer Actions – Eviction Prevention Services**. MBIA **Opposes** the Act in its current version.

This bill would require the courts to grant a continuance to allow for tenants to take advantage of eviction prevention services. MBIA respectfully opposes this measure. The bill stipulates that the courts should delay ongoing legal proceedings for tenants to consult with eviction prevention organizations. MBIA respectfully submits that this should take place before and legal procedure gets to the court. This bill would delay the exercise of a landlord's legal rights in order to provide time for tenants to take measure that should have been taken long before a case reaches the court.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate Education, Health & Environmental Affairs Committee