



CITY OF TAKOMA PARK, MARYLAND

SB 384 Support as Amended

**House Environment & Transportation Committee
March 29, 2022**

SB 384: Landlord and Tenant – Stay of Eviction Proceeding for Rental Assistance Determination

**City contact: Alex Cross, Director, Housing and Community Development
Alexander.Cross@takomaparkmd.gov, 301-891-7119**

The City of Takoma Park supports and urges favorable consideration of SB 384 as amended.

Currently, there is no statutory authority for courts to pause the eviction process in failure to pay rent cases when a tenant presents satisfactory evidence that they are awaiting a determination regarding a good faith application for rental assistance. SB 384 provides a structural fix to the issue by mandating a stay on failure to pay rent proceedings until an application for relief is approved and funds disbursed to the property owner.

There is an unprecedented amount of funding to assist tenants and property owners. As a City, we know the toll that evictions place on our residents. This bill ensures that rental assistance funds can be disbursed to property owners to clear rental delinquencies and tenant accounts are brought up-to-date without the imminent threat of eviction.

At least 16 other state and local jurisdictions have enacted similar protections for tenants who have applied for rental assistance by temporarily staying the eviction process to allow for applications to be processed and payments disbursed.

The City of Takoma Park urges a favorable report on SB 384.