

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

Hon. Joseph M. Getty  
Chief Judge

187 Harry S. Truman Parkway  
Annapolis, MD 21401

**MEMORANDUM**

**TO:** House Environment and Transportation Committee  
House Economic Matters Committee  
**FROM:** Legislative Committee  
Suzanne Pelz  
(410)260-1523  
**RE:** House Bill 918  
Montgomery County – Landlord and Tenant – Tenant Access to  
Cable Television Systems and Equipment MC 01-22  
**DATE:** February 23, 2022  
(3/1)  
**POSITION:** Oppose

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The Maryland Judiciary opposes House Bill 918. House Bill 918 prohibits a residential rental property in Montgomery County with more than 5 units for rent on a single parcel of property or at a single location from prohibiting or otherwise preventing a cable television company from accessing a dwelling unit for the purpose of constructing, installing, or servicing cable television system equipment if a tenant has requested cable television system service. A landlord in Montgomery County also may not discriminate in rental or other charges based on a cable television system subscription.

This bill modifies landlord-tenant law in only one jurisdiction, which the Judiciary generally opposes. The District Court is a statewide system designed to provide the uniform application of law to all who come before it. This bill would contribute to landlord-tenant law applying differently in one jurisdiction than the others, resulting in an inequitable application of the law across the State. The Judiciary believes there should be statewide consistency in landlord-tenant cases.

Also, the Judiciary is concerned that the bill, at Real Property § 8-219(f), allows actions to be brought in the District Court to “enforce the provisions” of the bill, but the District Court generally does not have power to issue injunctive relief and the bill does not explain how else the District Court could “enforce” the bill.

cc. Montgomery County Delegation  
Judicial Council  
Legislative Committee  
Kelley O’Connor