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Hearing Date: February 15, 2022

**Testimony in Support of SB 384 – Allow Rental Assistance to Work!**  
*Stay of Eviction Proceedings for Rental Assistance Determination*

TO: Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee  
FROM: David Sieradzki

My name is David Sieradzki. I am a resident of District 16 (Bethesda) and am submitting this testimony in support of SB 384.

The emergency renters' assistance program is one of the smartest ways to address the COVID pandemic and ameliorate its disastrous impact on many of our neighbors. The renters' assistance funds help needy families who are affected by the pandemic stay in their homes if they're having difficulty paying their rent while also protecting landlords from financial losses. A win-win for everyone! Except that some unscrupulous landlords are refusing to accept funds from the program and instead are using the pandemic as an excuse to evict low-income renters. Many families who lose their housing have to resort to facilities like homeless shelters, where social distancing may be difficult and COVID often spreads rapidly. How awful for these landlords to abuse the eviction process to wreck families' lives while accelerating the spread of COVID!

Fortunately, the state legislature can avert this unacceptable outcome by adopting SB 384, which simply stays eviction proceedings or delays execution of eviction judgments until the tenants' applications for rental assistance have been resolved. This preserves landlords' rights while also protecting tenants and allowing the renters' assistance program to achieve the desired goals.

Thank you for the opportunity to submit this testimony. I respectfully urge this committee to return a favorable vote on SB 384.