

February 15, 2022

The Honorable William C. Smith Jr.
Senate Judicial Proceedings Committee
Miller Senate Office Building,
2 East Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: Opposition SB 384 Landlord and Tenant - Stay of Eviction Proceeding for Rental Assistance Determination

Dear Chairman Smith:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 384 Landlord and Tenant - Stay of Eviction Proceeding for Rental Assistance Determination**. MBIA **Opposes** the Act in its current version.

This bill would stay eviction proceedings if a tenant is applying for a rental assistance program. MBIA respectfully opposes this measure. Landlords take a financial risk when renting to a tenant. The procedure of eviction is the only guarantee landlords have of making back their investment in the property that they make. While it is important that tenants feel secure, it is unlikely that an eviction proceeding will be underway if the tenant is both applying for rental assistance and has made their situation known to the landlord in a timely manner. This bill would make it easier for tenants acting in bad faith that wish to simply extend the eviction period to retroactively apply for rental assistance in order to extend the proceeding. While the bill does only apply to tenants acting in good faith, there is not provision for how that will be determined or even if an investigation will take place.

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.

cc: Members of the Senate Judicial Proceedings Committee