



Maryland's First
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Sheriff's Office



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SHERIFF DARREN M. POPKIN

February 18, 2022

The Honorable William C. Smith, Jr
Chairman, Judicial Proceedings Committee
2 East
Miller Senate Office Building
Annapolis, MD 21404

Re: Support for Senate Bill 592

Dear Senator Smith:

I am writing in support of Senate Bill 592, Landlord and Tenant – Right to Redemption of Leased Premises – Form of Payment. I am the Commander of the Criminal/Civil Division for the Montgomery County Sheriff's Office which includes the Eviction Section.

Currently, Maryland Code, Real Property Article §8-401(g) (1), permits a tenant to prevent a court ordered eviction from occurring, by tendering payment in cash, certified check, or money order. If the Sheriff is present to execute an eviction and the tenant presents full payment of the judgement listed on the Writ of Reinstitution, the landlord must accept payment and the Sheriff cancels the eviction. Currently MD Law does not specifically allow for an electronic or written check issued by a political subdivision or on behalf of a governmental entity to be an acceptable form of payment. During the COVID crisis, there were instances where a tenant would have in their possession a government check, issued to the landlord for full payment of the judgement, and the landlord would refuse to accept the payment. In 2021, the Montgomery County Sheriff's Office received 3,448 Writ of Reinstatutions from the District Court of Maryland. Evictions were executed in 436 of those Writs. Senate Bill 592 would give the tenant a right to redemption of leased premises and mobile park leased premises by tendering in cash, certified check, money order, or *electronic check or written check issued by a political subdivision or on behalf of a governmental entity*.

The Montgomery County Sheriff's Office urges the Judicial Proceedings Committee to report favorably on Senate Bill 592. Senate Bill 592 would expand on the form or acceptable payments a landlord must accept and minimize the number of evictions taking place.

Captain Robin Lewis
Commander, Criminal and Civil Division
Montgomery County Sheriff's Office