



TESTIMONY FOR HB0521

Landlord and Tenant - Repossession for Failure to Pay Rent - Shielding of Court Records

Bill Sponsor: Delegate Peña-Melnyk

Committee: Judicial Proceedings

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of HB0521 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of individuals and grassroots groups with members in every district in the state. We have over 30,000 members across the state.

Our members applaud the goal of this legislation. Having a court record of non-payment of rent is very detrimental. Having that court record, especially when the landlord did not get the judgement in their favor, is especially onerous. Further, for individuals who couldn't pay rent due to loss of employment during the pandemic, this is especially problematic.

This bill would shield the records of any judgements that were made in favor of the tenant. It would also shield the records of any judgements that were made in favor of the landlord after March 5, 2020.

We think this legislation will only help those who are trying, in good faith, to pay their rent from having a court record that hurts their chances of finding lodgings.

We support the bill and we recommend a **FAVORABLE** report in Committee.