



2/10/2022

**Re: Support of SB 384 – Landlord and Tenant - Stay of Eviction Proceeding for Rental Assistance Determination**

Dear Honorable Chair Smith and Members of the Senate Judicial Proceedings Committee,

I am writing on behalf of the Maryland Community Action Partnership (MCAP) to urge your support of SB 384 – Landlord and Tenant - Stay of Eviction Proceeding for Rental Assistance Determination.

The Maryland Community Action Partnership (MCAP) is a statewide non-profit organization comprised of Maryland's 17 Community Action Agencies, which collectively serve every Maryland county. Together, we work toward eradicating homelessness and poverty to realize our vision of ensuring that all Maryland individuals and families are stable, economically secure, and live in safe and thriving communities.

MCAP supports SB 384 because of its impact on the individuals and families with low-income that our organizations serve.

**If passed, the bill would:**

- Provide a stay of eviction proceedings if a tenant provides evidence, satisfactory to the Court, that the tenant is currently waiting for determination regarding a good faith application for rental assistance.
- Provide a stay of execution of any warrant or restitution or order requiring the tenant to surrender the premises until resolution of the tenant's application and distribution of the funds awarded.
- Prohibits landlords from seeking relief or other judicial action against the tenant to collect the rent sought in the complaint, if they refuse to accept rental assistance from an agency that distributes funds for rental assistance.

It is MCAP's position that this legislation provides much needed relief to those experiencing financial hardship and facing potential eviction. The protections and supports outlined in SB 384 will enable individuals and families to access services and remain housed and will serve as an important tool in the fight to ensure economic stability and safety for all Marylanders.

If there is any additional information that I can provide for you as you consider this bill, I would be happy to help. You can contact me at [amartin@maryland-cap.org](mailto:amartin@maryland-cap.org), or by calling 205-757-0764.

Sincerely,

A handwritten signature in black ink, appearing to be "Angela Martin", written over a thin blue horizontal line.

Angela Martin, Executive Director