

MEMORANDUM

To: Members of the Senate Judicial Proceedings Committee

From: Maryland State Bar Association (MSBA)
Shaoli Katana, Esq., Director

Subject: Senate Bill 384 - Landlord and Tenant - Stay of Eviction Proceeding for Rental Assistance Determination

Date: February 15, 2022

Position: Informational Only

The Maryland State Bar Association (MSBA) respectfully files this informational letter on **Senate Bill 384 - Landlord and Tenant - Stay of Eviction Proceeding for Rental Assistance Determination**. Senate Bill 384 provides for the stay of certain eviction proceedings when a tenant is waiting for a determination regarding the tenant's good faith application for rental assistance; and prohibiting a landlord from obtaining certain relief under certain circumstances.

MSBA represents more attorneys than any other organization across the State in all practice areas. MSBA serves as the voice of Maryland's legal profession. Through its Laws Committee and various practice-specific sections, MSBA monitors and takes positions on legislation of importance to the legal profession.

The pandemic has impacted Marylanders in unthinkable ways, with many residents facing housing and eviction challenges. MSBA joins its partner the Maryland Access to Justice Commission in supporting initiatives to help these individuals. Federal and state assistance programs were created during the pandemic to provide much-needed rental assistance to these populations. However, much of this rental assistance funding has been slow to reach tenants and landlords. While the proposed legislation provides a measure to address these issues, further action must be taken to quicken the distribution of federal and state funding to these groups.

For additional information, please feel free to contact Shaoli Katana at MSBA at shaoli@msba.org.