



JOHN A. OLSZEWSKI, JR.  
*County Executive*

JENNIFER AIOSA  
*Director of Government Affairs*

AMANDA KONTZ CARR  
*Legislative Officer*

JOSHUA M. GREENBERG  
*Associate Director of Government Affairs*

**BILL NO.:**           **HB 1023**

**TITLE:**               Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over

**SPONSOR:**           Delegate Terrasa

**COMMITTEE:**       Environment and Transportation

**POSITION:**         **SUPPORT**

**DATE:**               February 28, 2023

Baltimore County **SUPPORTS** House Bill 1023 – Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over. This legislation would require landlords to provide notice when a warrant of restitution is issued.

Tenants facing eviction have a right to know when a court has issued a warrant of restitution against them. When a judgement is entered in favor of a landlord in a failure to pay rent case, tenants must vacate their property within 4 days. Should the tenant not vacate the property in that time, a landlord may request a warrant of restitution. Warrants of restitution allow landlords to take possession of a property and remove the tenant’s belongings with the aid of a sheriff. When tenants have not received adequate notification that this process is underway, they may find their valuables, furniture, and all other items removed from the property in an instant.

Tenants facing eviction are often some of our most vulnerable our residents. Many tenants cannot afford to replace the items that go missing during this process. House Bill 1023 would ensure tenants receive adequate notice to prepare for the eviction process, and give tenants 7 days to leave the premises.

Accordingly, Baltimore County requests a **FAVORABLE** report on HB 1023. For more information, please contact Jenn Aiosa, Director of Government Affairs at [jaiosa@baltimorecountymd.gov](mailto:jaiosa@baltimorecountymd.gov).