

Testimony on HB 1023

Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over

Position: **FAVORABLE**

To Chair Barve and the House Environment and Transportation Committee:

My name is Susan Allen and I'm a resident of Annapolis, Maryland. I write this as a private citizen on behalf of the Maryland Poor People's campaign, and I support House Bill 1023.

A County Council member alerted me to this bill because we both have been disturbed by evidence that the eviction process not only destroys tenants' property, but is also psychologically traumatizing to family members.

My county Sheriff also supports the bill.

Here are the main reasons I support the bill:

1. The notification of the eviction process makes it **more likely tenants will get the notice** in time to respond.
2. **Sheriffs and their Deputies no longer have any responsibility for removing private property from a premise under eviction. This is crucial.** Law enforcement should never have been allowed to carry personal property from a dwelling.
3. Tenants have some remedy **when landlords act in a "deliberate or grossly negligent" way** when handling tenants' possessions. I hope this means they can no longer pile up tenant belongings outside.

My Amendment:

The 7-day period for removing belongings should specify "7 business days." Evictions occurring during official holidays will make it very difficult for tenants to find moving services.

Respectfully,

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