

# REGIONAL MANAGEMENT INC.

## **HB 1016 -Real Property- Residential Leases-Early Termination by Tenant Testimony of Regional Management, Inc.- Favorable with Amendments**

Regional Management, Inc, (RMI) is a property management company which has, for over 60 years, managed over 5,000 units of affordable, market rate, residential properties in Baltimore City and County. RMI is a founding member of the Maryland MultiHousing Association.

House Bill 1016 (HB 1016) allows a resident to limit damages incurred for an early termination of a lease if they provide 60 days' notice to the housing provider in certain very important circumstances. It also prohibits the landlord from seeking to collect damages until 60 days after the tenant has vacated the premises.

RMI supports this bill, **with an amendment**, presented by the Maryland Multi Housing Association., that will remove the waiting period for collecting damages and offers this further information in its support.

The prohibition that "the Landlord may not seek damages against a Tenant ....until 60 days after the tenant vacates the leased premises" is in **DIRECT CONFLICT with Real Property Section 8-203 (g)(1)** requiring that the Landlord notify the Tenant within 45 days after vacancy what, if any, portion of their Security Deposit is being withheld for damages. This notification is the first step in the process of collecting for damage done to rental property by a tenant.

The Section states as follows:

### **Notice to tenant of withheld security deposit**

(g)(1) Subject to subsection (j) of this section, if any portion of the security deposit is withheld, the landlord shall present by first-class mail directed to the last known address of the tenant, within 45 days after the termination of the tenancy, a written list of the damages claimed under subsection (f)(1) of this section together with an itemized statement of the cost incurred.

Striking the language of the Bill on page 2, lines 16 through 18 in their entirety will solve the conflict between these two statutes and will prevent Landlords from being exposed to triple damages under Section 8-203's penalties for non-compliance with its requirements.

Respectfully Submitted,

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