



House Bill 882 – Landlord and Tenant – Holding Over – Landlord Restrictions and Tenant Remedies

Position: Unfavorable

Maryland REALTORS® oppose HB 882 which gives tenants the right to seek injunctive relief when asserting that their landlord threatened to lock them out of the unit.

Under current Maryland law, a landlord may not threaten to “lock out” a tenant for violation of the lease or nonpayment. A landlord must appeal to the court for a warrant of restitution. If a landlord engaged in such threats or interrupted certain utilities, a tenant could seek damages from the landlord.

The REALTORS® believe if a judge is given injunctive relief in such instances, a judge could delay properly executed evictions of tenants for nonpayment or other violations.

For these reasons, the REALTORS® recommend an unfavorable report.

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