

February 28, 2023

The Honorable Kumar P. Barve  
Environment & Transportation Committee  
House Office Building, Room 251,  
6 Bladen St., Annapolis, MD, 21401

**RE: MBIA Letter of Opposition HB 1023 Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over**

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 1023 Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over**. MBIA **Opposes** the Act in its current version.

This bill would require landlords (or their agent) to notify a tenant at least 14 days before they repossess a property after a court has issued a warrant of restitution. MBIA respectfully opposes this measure. In Maryland a warrant of restitution currently allows landlords to vacate a tenant within 4 days of receiving the warrant. The notification requirement essentially pushes this to 14 days forcing the landlord to continue to maintain responsibility for a tenant in arrears and lose the time that is required to make the unit possible to put back on the market. In addition, eviction proceedings already carry a substantial time burden which means tenants will have ample opportunity to look for new living accommodations. It is unfair to burden the landlord with a further retention of a tenant that has already been recognized as not fulfilling their contractual duties.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee