

REGIONAL
MANAGEMENT
INC.

REGIONAL MANAGEMENT, INC. TESTIMONY IN SUPPORT OF HB 402
February 9, 2024

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.

RMI SUPPORTS HB 402 , Real Property - Nuisance and Breach of Lease Actions - Rodent Harborage

RMI has experience in the need for cooperation between Landlords and their Tenants to avoid situations which can result in rodent harborage. If a tenant does not follow good housekeeping practices it is nearly impossible for the Landlord alone to quell a rodent infestation. Please refer to the pictures of such a situation which RMI recently experienced. In such situations local code enforcement is likely to issue a citation only to the Landlord, regardless of how much effort they have taken to irradiate the situation.

HB 402 is a balanced bill that not only forces Landlords to be mindful of rodent harborage issues, it importantly acknowledges that the Tenant also has an obligation to cooperate in this task and if they do not, it allows the Landlord to take steps to hold them accountable for their lack of cooperation.

For these reasons Regional Management, Inc. **requests a FAVORABLE report.**

Katherine Kelly Howard, Esq.

General Counsel

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Work

hkane

Address

████████████████████

Tenant Name

████████████████████

- Home?
- OK to enter?
- Other?

Comments

Designation

EXTERMINATION

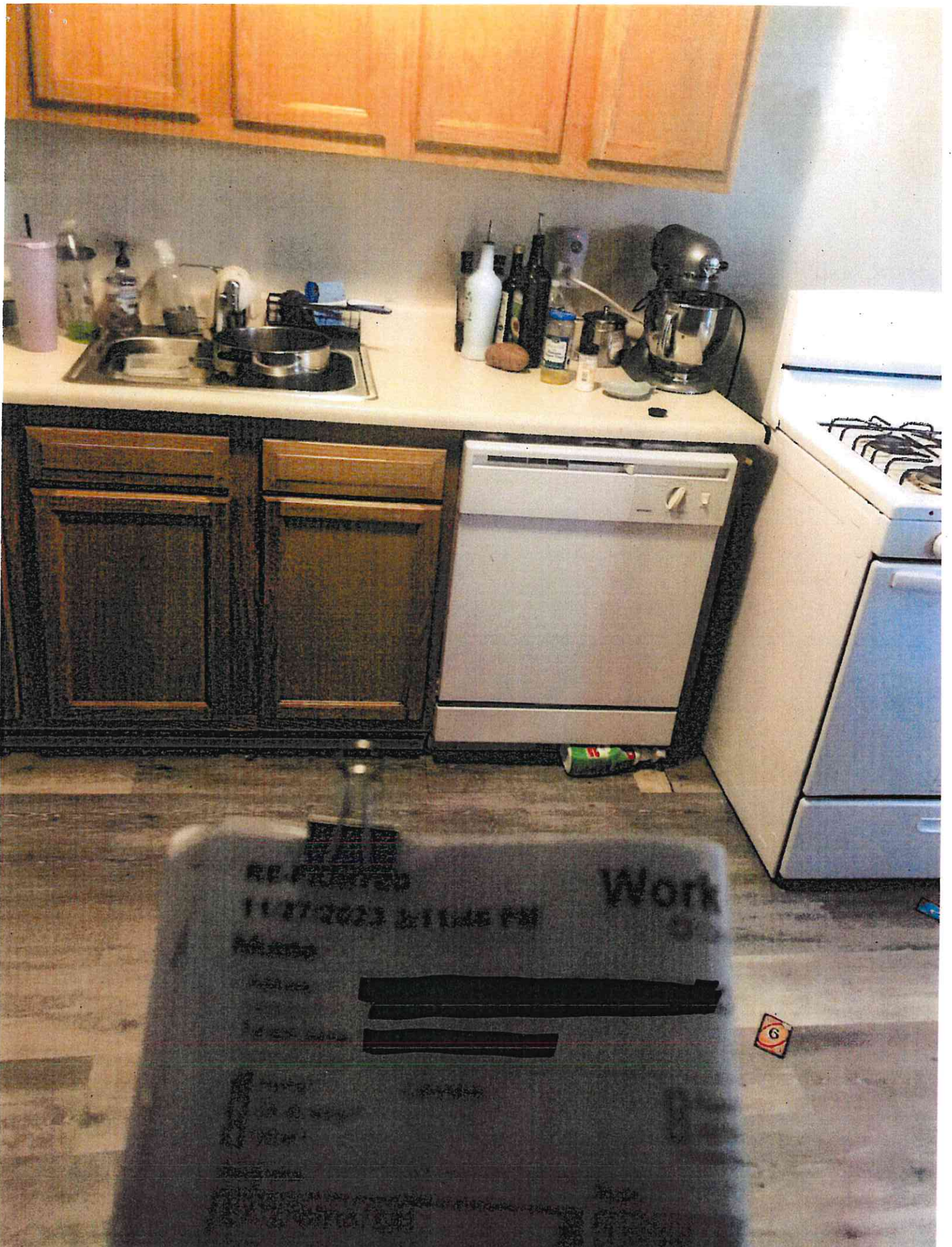
Room

ENTIRE UNIT

REQUESTED ACTION / REPAIRS

- Office
- Warehouse

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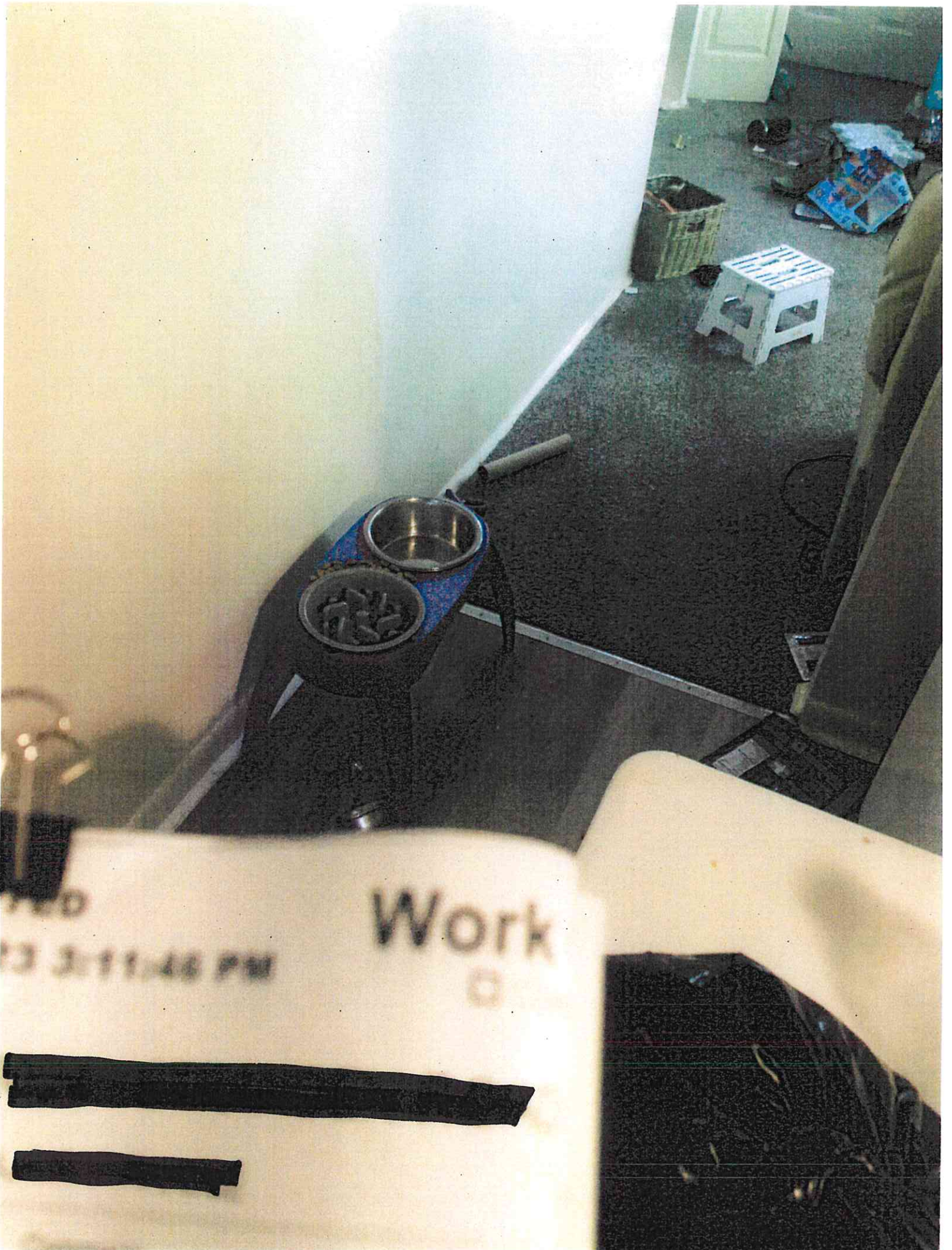
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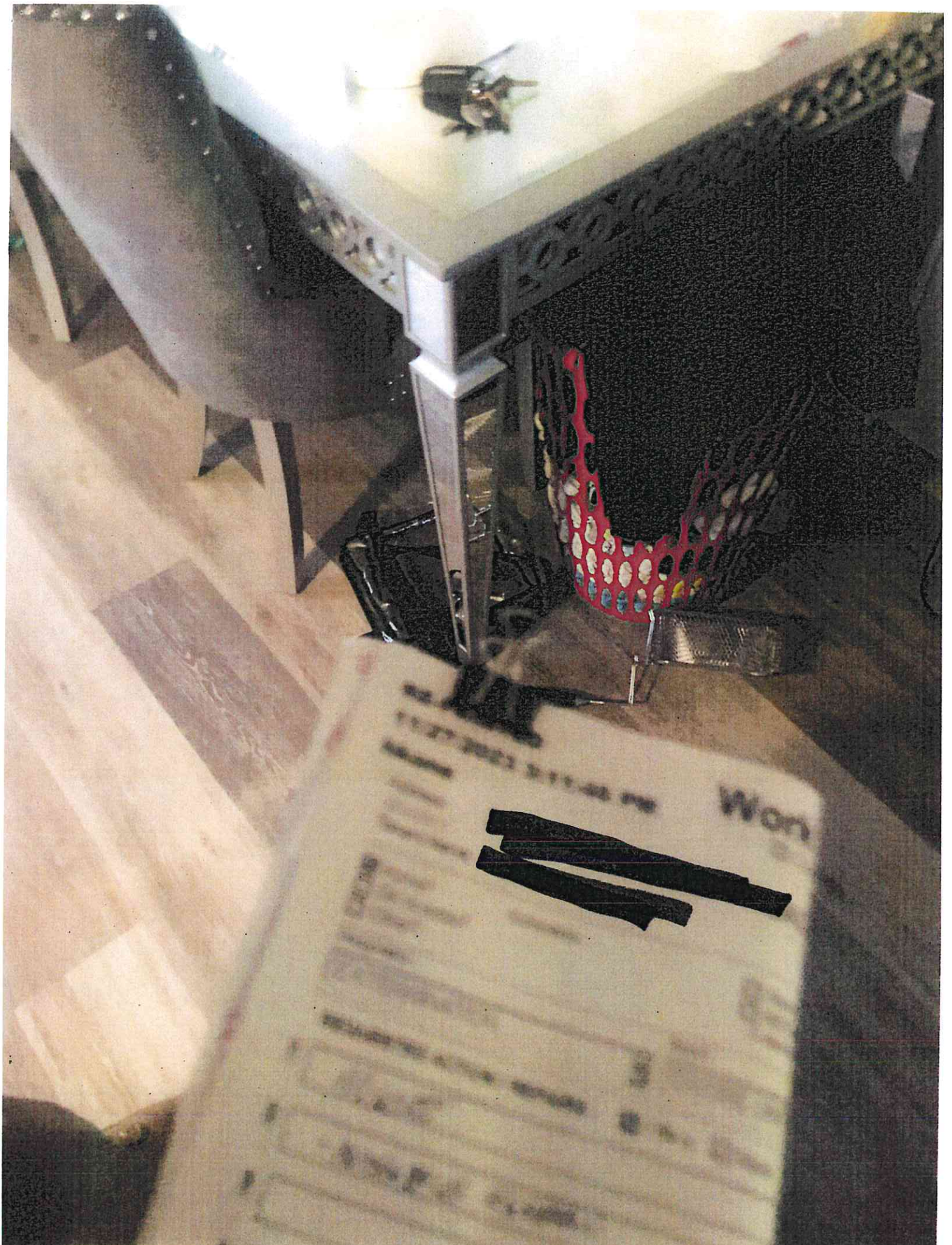


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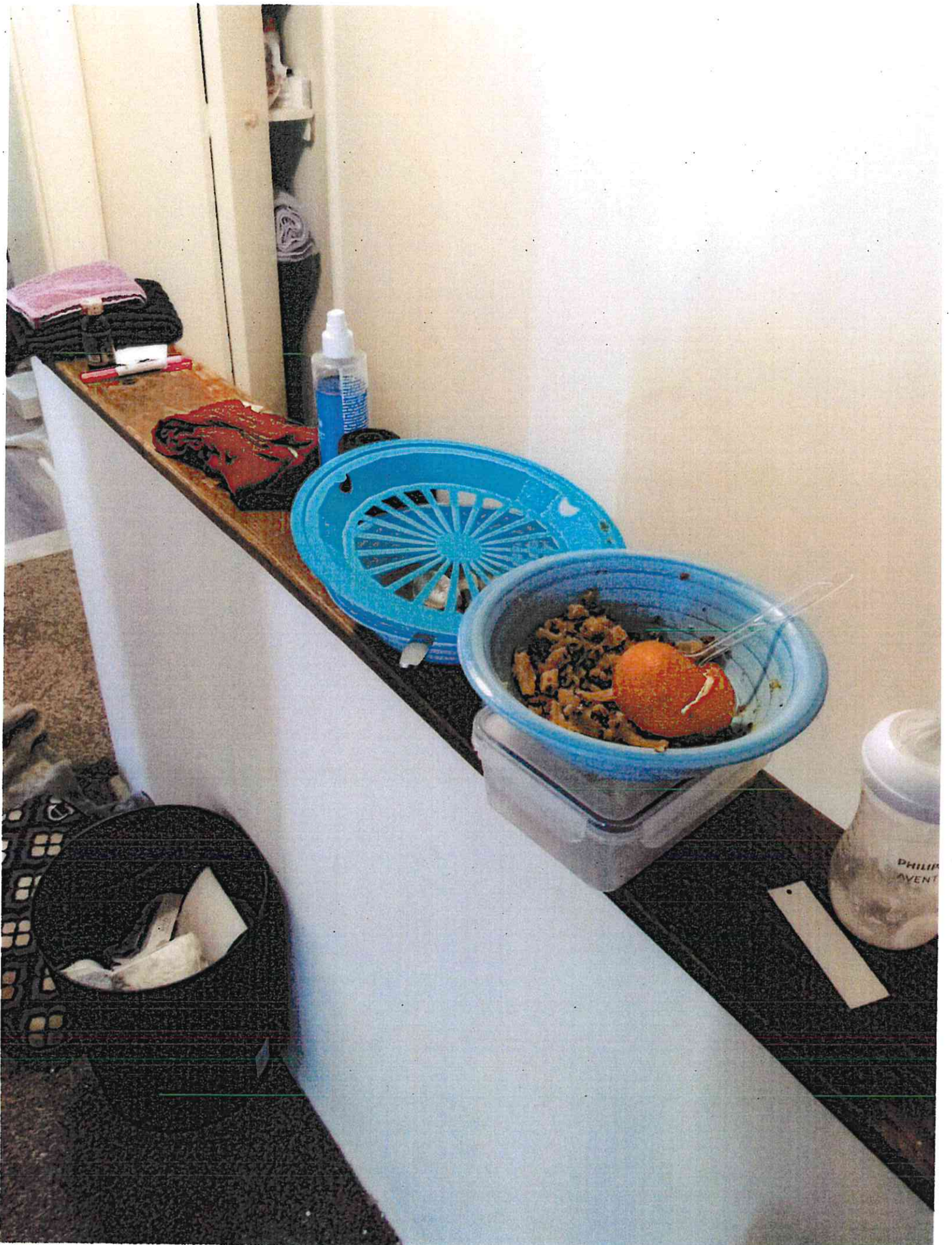
Work





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Won



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Work

hkane

Address:
58059073

Tenant Name

- Home?
- OK to enter?
- Other?

Comments:

Designation

EXTERMINATION

Room

ENTIRE UNIT

REQUESTED ACTION / REPAIRS :

- Office
- Main

1 MICE

2 - POSSIBLE ESCROW

3

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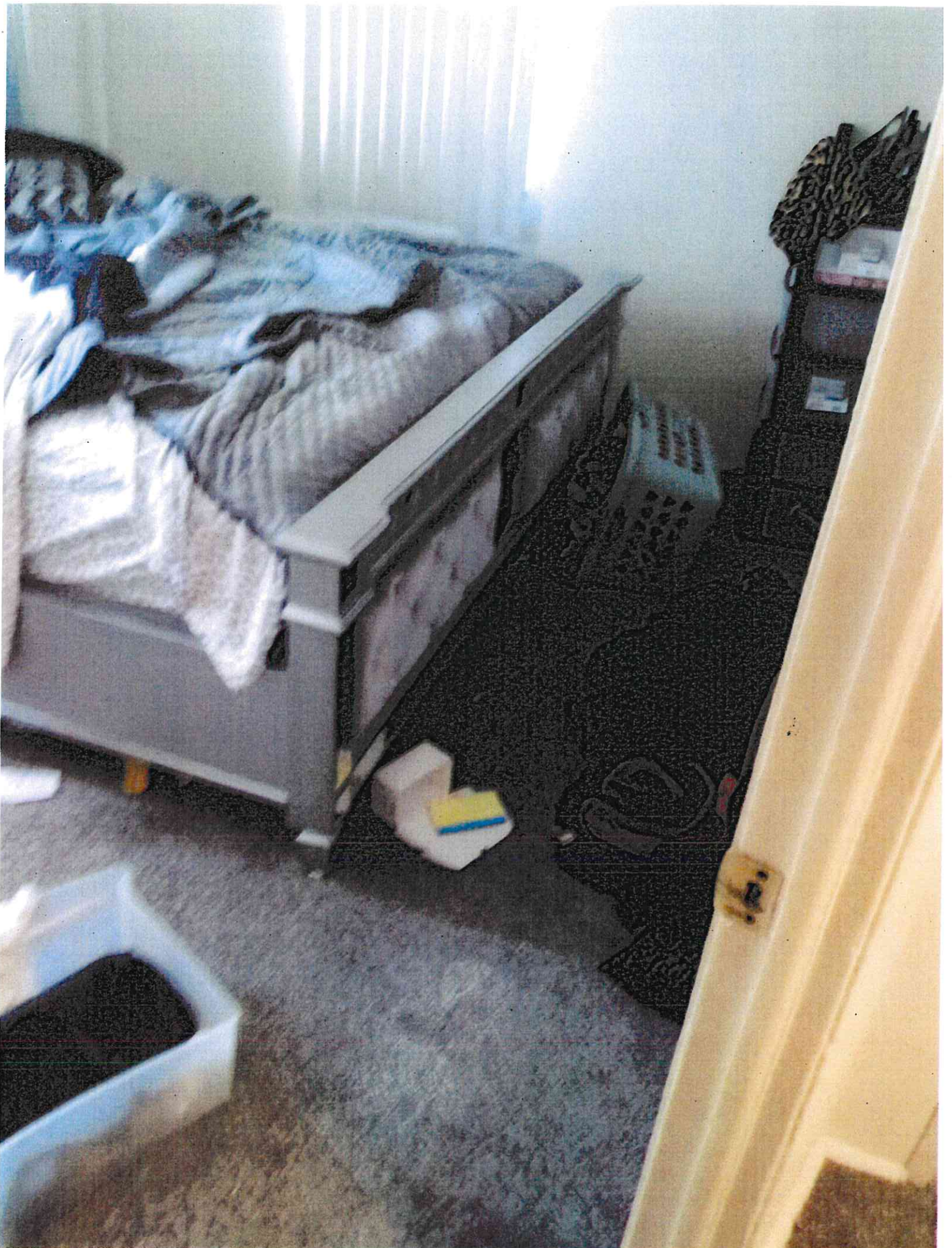
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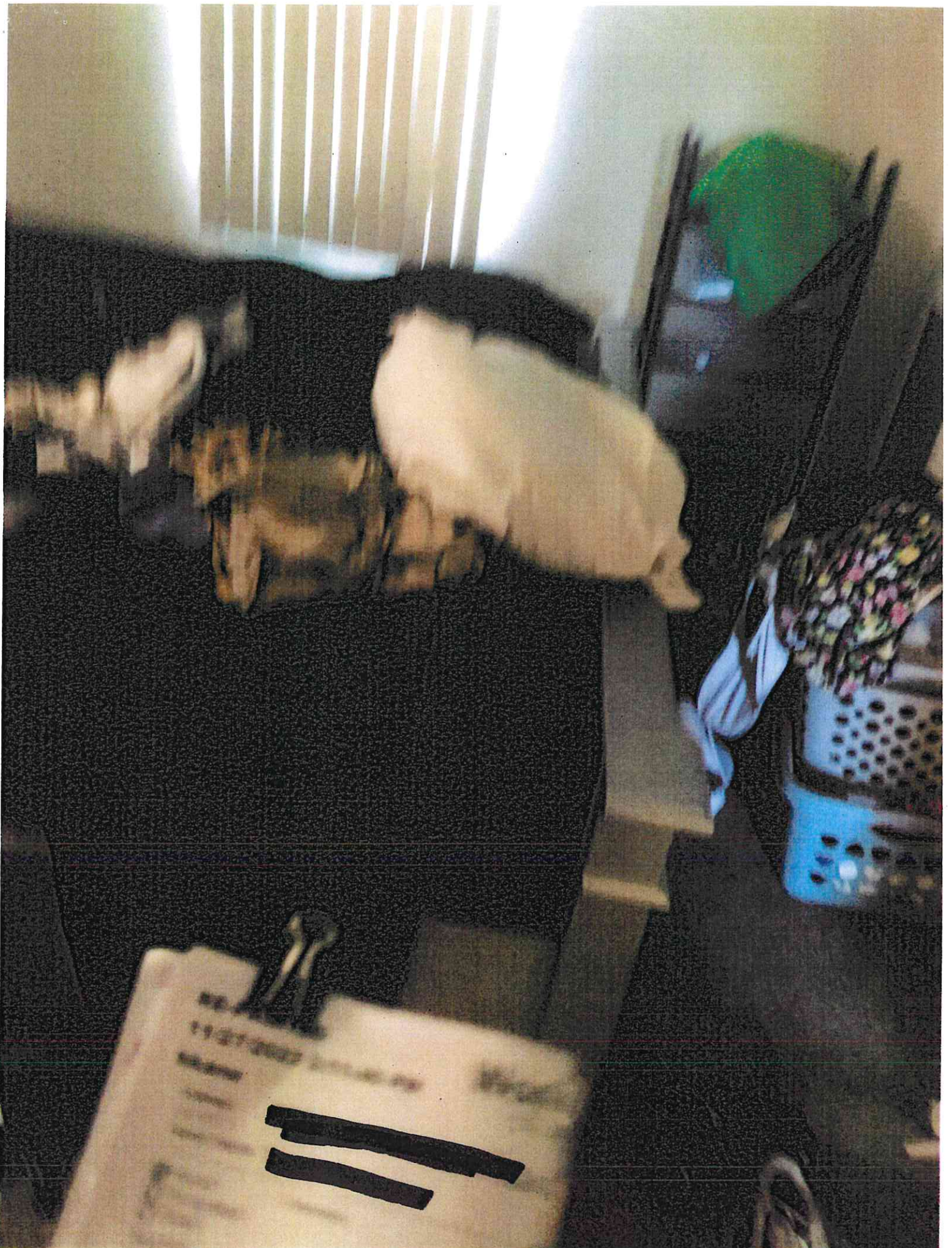
Work Order Created By

KEEYNICE

- LOCK CHANGE
- TENANT DAMAGE
- CHARGE TENANT

ESTIMATED AMOUNT







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 hkane
 Address
 Target Name
 [REDACTED]

Work

DOOR

REGISTRATION

REGISTRATION ACTION: [REDACTED]

REGISTRATION DATE: [REDACTED]

REGISTRATION NUMBER: [REDACTED]

REGISTRATION TYPE: [REDACTED]

REGISTRATION STATUS: [REDACTED]

REGISTRATION COMMENTS: [REDACTED]

REPAIR CARD
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Work

[Redacted]

RESERVED ACTION / REPAIRS

ENTIRE UNIT
 JUNK PART

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