



Testimony in SUPPORT of HB1114
HB1114 - Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of
Lease, and Tenant Holding Over

House - Environment and Transportation Committee

Jose Coronado-Flores , On Behalf of CASA

February 27th, 2024

Dear Honorable Chair Korman and Members of the Committee,

CASA is pleased to offer favorable testimony in support of **HB1114**. HB1114 is a critical measure to ensure that tenants have notice of their impending eviction date and a limited period of time to reclaim their personal possessions in case an eviction is executed.

Renters need and deserve reliable notice of the eviction date, so that they can exercise their statutory right of redemption (“pay to stay”) or make plans to leave the property with their belongings intact. Equally, Maryland renters deserve a reclamation period after the eviction occurs, to mitigate the financial and personal loss that evictions cause. A “reclamation period” is a period post-eviction in which a renter can still gain access to their possessions such as life-saving medicine, electronics, and personal treasures such as photos, mementos, and heirlooms.

HB1114 would 1) provide tenants notice 14 days in advance of their impending eviction dates; and 2) provide tenants the opportunity to reclaim whatever personal possessions are on the property for ten (10) days after the eviction occurs. This is a sensible bill that brings Maryland in line with the rest of the country on executing evictions.

CASA members face evictions for a variety of reasons including difficulty paying rent and retaliation for organizing or demanding better conditions. They do not deserve to have their possessions withheld or left to be stolen on common grounds. For these reasons, CASA urges a favorable report.

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