



Bill No: HB 1274—Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to Tenant

Committee: Environment and Transportation

Date: 3/5/2024

Position: Unfavorable

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George’s Counties.

House Bill 1274 requires a housing provider to include evidence that they provided a resident notice of intent to evict for repossession of a unit in a failure to pay rent proceeding.

This bill is duplicative and unnecessary as housing providers provide residents ample notice through physical mail, email, text, or a rental portal when attempting for repossession. Additionally, when filling, housing providers must provide a statement that affirms the date on which notice was sent to the resident in the complaint. HB 1274 is adding more burdensome documentation to a process that already has extensive notice and proof to show such notice. Moreover, the bill does not define what constitutes evidence, leaving it up to the interpretation of the Courts to decide what evidence is admissible.

For these reasons, AOBA requests an unfavorable report on HB 1274. For further information, contact Ryan Washington, AOBA’s Government Affairs Manager, at 202-770-7713 or email rwashington@aoba-metro.org.