



TESTIMONY IN SUPPORT OF HB 0093

**Landlord and Tenant – Termination of Rental Lease Limitation of
Liability for Rent
Environment and Transportation Committee
FAVORABLE**

TO: Delegate Mireku-North and members of the Environment and Transportation Committee

FROM: Heather East, Chase Home, Inc. and Maryland Episcopal Public Policy Network

DATE: January 25, 2024

The Chase Home, Inc. and Episcopal Church supports House Bill 0093 making permanent a requirement that limits a Maryland tenant's liability for rent to no more than 2 months upon which a tenant is no longer living on the premises of a leased property if the tenant has a document from a health professional stating that the individual has an intellectual or developmental disability or mental health illness.

We urge the Committee to issue a favorable report on HB 0093 to ensure tenants are protected from liability for rent when no longer living on the premises and facing an intellectual/developmental or mental health illness.

The Chase Home, Inc. is pleased to offer a favorable testimony in strong support of the HB 0093. Since 2021, Chase Home's two rent eviction avoidance programs for female tenants who are immediate risk of eviction has made a huge impact serving over 165 families in Anne Arundel County. These programs are called the Eviction Prevention Program and the Rent Eviction Emergency Discretionary Fund. Through these programs, Chase Home assists our partners at Community Legal Services and the Benevolence Coalition clients with access to emergency eviction prevention funds so that landlords are paid arrearage and tenants are able to keep their homes and get back on their feet. In 2023, Chase Home served 94 women, many of these women also head of household with children, with a majority who faced set-backs in job security due to a mental illness or physical limitations. Without our financial contribution to their rent in arrearage, these women and their families would be facing homelessness. House Bill 0093 would protect this vulnerable population with a limitation on rent collected while they deal with their disability and/or mental illness.

For the reasons noted above, we urge a FAVORABLE report on HB 0093.