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March 1, 2024

To: The Honorable Marc Korman  
Chair, Environment and Transportation Committee

From: Kira Wilpone-Welborn, Assistant Attorney General  
Consumer Protection Division

Re: House Bill 1274 – Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to  
Tenant (SUPPORT)

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The Consumer Protection Division of the Office of the Attorney General (the “Division”) supports House Bill 1274 sponsored by Delegate Melissa Wells. House Bill 1274 clarifies that a landlord must provide courts evidence that a tenant was provided a ten-day notice of intention to file a failure to pay rent action that this Legislature mandated in House Bill 18 in 2021.

Landlord-tenant complaints are consistently among the top complaints received each year by the Division, including complaints about incomplete or insufficient notice of delinquencies. Moreover, in its January 2024 report, the Access to Counsel Taskforce recommended that the Judiciary “[u]niformly enforce the use of form DC-CV-115 as the 10-day pre-filing notice form and reject all other landlord-created forms. [And d]ismiss cases if any form other than the DC-CV-115 is used.”<sup>1</sup> House Bill 1274 would assist in effectuating the Taskforce’s recommendation and assist the Division in mediating complaints by clarifying the requirement that landlords present proof that a tenant was provided a legally mandated notice.

Accordingly, the Division requests that the Environment and Transportation Committee give House Bill 1274 a favorable report.

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<sup>1</sup> Access to Counsel in Evictions Taskforce, “Report of the Access to Counsel in Evictions Taskforce,” pg. 24, January 2024, available here: [https://www.marylandattorneygeneral.gov/A2C\\_Docs/2024\\_ACE\\_TF\\_Report.pdf](https://www.marylandattorneygeneral.gov/A2C_Docs/2024_ACE_TF_Report.pdf)

cc: The Honorable Melissa Wells  
Members, Environment and Transportation Committee