

SB0481_RichardKaplowitz_FAV
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TESTIMONY ON SB#0481 - POSITION: FAVORABLE
Renters' Rights and Stabilization Act of 2024

TO: Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

FROM: Richard Keith Kaplowitz

My name is Richard Kaplowitz. I am a resident of District 3. I am submitting this testimony in support of SB#/0481, Renters' Rights and Stabilization Act of 2024

This bill is a recognition that Maryland needs more affordable housing. Policies and procedures followed by some landlords are working in direct opposition to that goal. The court system is being weaponized against poor tenants in need of rental assistance. Landlords are limiting the stock of rental properties by requiring onerous amounts of security deposits before making a rental available.

Each of these defects in the treatment of renters and rental properties is addressed by this bill. It promotes housing equity and justice towards the people in Maryland most in need of that ethical and moral treatment.

My Jewish faith tells me, in Proverbs 3:33 “The curse of the Lord is in the wicked man's house, but He shall bless the dwelling of the righteous.” Support for the stranger, the poor, the widow and the orphan are a commandment repeated throughout the Torah. This bill supports that righteous objective with a just treatment of those members of our society most in need of that blessing from institutions and persons capable of delivering those results.

I respectfully urge this committee to return a favorable report on SB0481.