



**TESTIMONY FOR SB0162
LANDLORD AND TENANT - TERMINATION OF RESIDENTIAL LEASE
LIMITATION OF LIABILITY FOR RENT**

Bill Sponsor: Senator Waldstreicher

Committee: Judicial Proceedings

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Aileen Alex, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of SB0162 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists, and our Coalition supports well over 30,000 members.

MLC strongly supports the concept of "ability to pay" when formulating legislation. Ability to pay is the driving force behind SB0162, which limits a special needs tenant's liability for rent to no more than 2 months' rent after the date on which the tenant vacates a leased premises.

People with documented disabilities, presumably started during the lease term, would likely not have the ability to pay for the balance of the lease. SB0162 simply extends the type of forbearance already given to transferred military personnel to tenants that have developed a disability. The documentation of this condition by a physician, counselor, therapist, or psychologist is a sound way to prevent abuse of this provision.

We support this bill and recommend a **FAVORABLE** report in committee.