



**TESTIMONY FOR HB1274
Landlord and Tenant – Failure to Pay Rent
Evidence of Notice to Tenant**

Bill Sponsor: Delegate Wells

Committee: Environment and Transportation

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Aileen Alex, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of HB1274 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of individuals and grassroots groups with members in every district in the state with well over 30,000 members.

Evictions and non-renewals of leases have skyrocketed in Maryland. Approx. **34,000** households will likely face eviction next year. Unplanned moves and forced evictions create uncertainty and upheaval and impacts physical and emotional health. Homelessness, the most severe outcome, exposes individuals and families to additional risks, including exposure to the elements, violence, and health hazards which disproportionately affect vulnerable communities.

We need to limit the disruption of unplanned moves and evictions. HB1274 requires that a complaint to repossess a residential premises due to failure to pay rent must include evidence that the landlord provided the tenant with notice of their intent to file a claim. Before filing a complaint, the landlord must have documented evidence of notifying the tenant days beforehand. This aims to ensure transparency and a last chance for the tenant to make good on the debt.

Too often we have walked by stacks of personal belongings on the sidewalk wondering if someone has been subject to an unplanned and painful eviction. We have even heard of stories of pets being left out in the elements as though they were furniture. With proper notification, some of the worst outcomes could be avoided.

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