

3/05/2024

Richard Kaplowitz
Frederick, MD 21703

TESTIMONY ON HB#1274 - POSITION: FAVORABLE
Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to Tenant

TO: Chair Korman, Vice Chair Boyce, and members of the Environment and Transportation 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 HB1274, Landlord and Tenant – Failure to Pay Rent – Evidence of Notice to Tenant

This bill will establish a record for a court during eviction proceedings that the tenant has been given notice of legal action being pursued against them. They can then prepare their case and acquire legal representation to protect their rights. It forces landlords to behave ethically towards their tenants in legal proceedings.

The Babylonian Talmud, Baba Metzia, Perek VIII.3 states “The Gemara notes various limitations to this, primarily that a landlord may not evict his renter during the rainy season unless he had given prior notice during the summer. The length of the notice he must provide depends on the purpose of the property being rented, with a minimum of thirty days for a house rented for residence and three years for certain types of businesses.” This ancient wisdom makes clear that landlords must give notice. My Jewish faith supports the view taken by this bill, it is an understanding based on rabbinical evaluation of the Laws of Moses.

This bill codifies ethical conduct of landlords in Maryland.

I respectfully urge this committee to return a favorable report on HB#1274.