



TESTIMONY FOR HB1114
Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over

Bill Sponsor: Delegates Terrasa

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 HB1114 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 consequence unstable housing, exposes individuals and families to additional risks, including exposure to the elements, violence, and health hazards which disproportionately affects vulnerable communities.

We need to limit the disruption of unplanned moves and evictions. HB1114 has this potential by requiring a landlord to give a tenant 2 weeks' notice before repossession by the sheriff. It also sets some provisions regarding the disposition of personal property following an eviction. Tenants have 10 days after eviction to recover personal property. With this bill, tenants would now have time to make other arrangements for their housing and personal property.

Too often we have walked by stacks of personal belongings on the sidewalk knowing that someone has been subject to a painful eviction and wondered if their belongings have been pilfered. We have even heard of stories of pets being left out in the elements as though they were furniture. This should not be happening in one of the richest states in America.

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