

February 28, 2024

The Honorable Luke Clippinger
Chair, Judiciary Committee
House Office Building, Room 101
Annapolis, MD, 21401

RE: HB 1445 - Landlord and Tenant - Actions for Possession - Service of Process by a Private Detective

Dear Chairman Clippinger

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **Landlord and Tenant - Actions for Possession - Service of Process by a Private Detective**. MBIA **Supports** the Act in its current version.

House Bill 1445 would authorize the service of process in an action to repossess leased residential property that also seeks a money judgment to be carried out by a private detective that is also otherwise authorized to serve process under the Maryland Rules.

The use of a private detective by a landlord to handle a tenant dispute is a legal practice that is commonly used in other states/cities. Landlords can use investigators for to address a number of issues, as opposed to bringing law enforcement into the matter. They are typically used when a contract has been breached or suspicion of such has occurred. The evidence is admissible when it otherwise complies with the rules pertaining to the admissibility of evidence. The use of this practice has shown to only occur when such circumstances warrant. This allows for the landlord to be able to address their concerns and then ideally work it out with the tenant without having to bring in law enforcement.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Judiciary Committee