

February 18, 2025
David M. Friedman
Silver Spring, MD 20905

TESTIMONY ON HB0767 - POSITION: FAVORABLE

Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease and Tenant Holding Over (Tenant Possessions Recovery Act)

TO: Chair Korman, Vice Chair Boyce, and members of the Environment and Transportation Committee

FROM: David M. Friedman

My name is David Friedman. I am a resident of District 14 in Colesville/Cloverly. I am submitting this testimony in support of HB767, Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease and Tenant Holding Over (Tenant Possessions Recovery Act).

I am an active member of Oseh Shalom, a Jewish Reconstructionist congregation located in Laurel, MD. Jewish tradition emphasizes that every person, regardless of race or income, should have a safe and stable home. I am particularly concerned about numerous stories I have heard concerning the trauma of renting families losing all of their personal possessions during some common eviction procedures in many Maryland jurisdictions. The Tenant Possessions Recovery Act (TPRA), HB767, would substantially mitigate this trauma by requiring that tenants receive 14 days' notice of the eviction date and a 10-day window to retrieve their belongings if an eviction is executed.

The TPRA will place Maryland in line with the rest of the country in executing evictions. Twenty-eight states including West Virginia, Virginia, Pennsylvania, Delaware, and New Jersey as well as the District of Columbia all require that tenants be given notice of their eviction date AND a limited window to reclaim their personal belongings. TPRA will keep our communities clean and safe by disallowing an evicted tenant's belongings to just be thrown out in the street. Localities will also be at less risk of litigation and financial loss due to court findings that current practices are deemed unconstitutional.

In sum, I believe that HB767 will provide more certainty for tenants and landlords, and most importantly to me, ensure that tenants are treated with respect that all of us deserve even when we find ourselves in difficult circumstances. **I respectfully urge this committee to return a favorable report on HB767.**