

Testimony Against HB0767

Honorable Delegates

Please enter an unfavorable report against HB0767.

I am against:

- requiring a landlord to provide certain notice to a tenant when a court has issued a warrant of restitution for a failure of a tenant to pay rent, a breach of lease, or a tenant holding over under certain circumstances;
- establishing certain procedures and requirements for the execution of a warrant for repossession;
- providing for the disposition of certain personal property following the execution of a warrant of restitution.

While eviction is difficult for many tenants, eviction is also a difficult process for many housing providers and landlords. When an eviction occurs, many owners not only lose rent payments that they may rely on to pay a mortgage for the time period of the judgment, but the owner will now be required to store the tenants unclaimed property for another 10 days before disposing of the tenant's unwanted personal property.

Also, this bill adds requirements for landlords to provide tenants with a 14-day advance notice before the scheduled repossession of items following the issuance of a court-ordered warrant of restitution. Currently, a warrant of restitution allows landlords to vacate a tenant within 4 days of receiving the warrant.

The notification requirement essentially pushes this to 14 days forcing the landlord to continue to maintain responsibility for a tenant in arrears and lose the time that is required to make the unit ready for the market.

I have heard much discussion of the shortage of housing in Maryland. This bill would make it that much tougher for landlords to remove a tenant who has fallen behind in payments, so the property can be made ready for tenants who can pay.

So please enter an unfavorable report against HB0767.

Alan Lang
45 Marys Mount Road
Harwood, MD 20776
Legislative District 30B
410-336-9745
Alanlang1@verizon.net

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