

HB 767\_Jo Shifrin\_FAV

Date of Hearing: February 18, 2025

Jo Shifrin

Bethesda, Maryland 20817

**TESTIMONY ON HB 767- POSITION: FAV**

**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:** Jo Shifrin

**OPENING: My name is Jo Shifrin. I am a resident of District 16. I am submitting this testimony in support of HB 767 Real Property - Landlord Tenant - Failure to Pay Rent, Breach of Lease, and Tenant Holding Over (Tenant Possessions Recovery Act).**

I've been a resident of Montgomery County for the past 10 years. In that time, I have seen too many evictions. My support for this legislation comes from my grounding in Jewish beliefs. Housing is central to Jewish values. Among these values are *Tikkun Olam*, an obligation to make the world a more fair and equitable place for people to live, and *Dei Machsoro*, an obligation to make sure that everyone has what they need to live and thrive.

There are more than 5,000 evictions each year in Maryland. Evictions cause and/or exacerbate poverty, cause trauma to the occupants, and make tenants homeless for a period of time. Often children must change schools, which is very disruptive. One of the things that causes trauma to the occupants, besides losing their home, is the loss of their belongings. Currently, tenants may not know the date of their eviction. If the sheriff arrives and the tenants are still there, the tenants belongings are locked in the unit or thrown out onto the street.

Several years ago, one of my neighbors was evicted. Her husband, the family's breadwinner, had abandoned the family. His wife didn't know the date of the eviction, but had tried to find alternate lodgings. The day the sheriff arrived, all of their belongings were tossed out in front of the house and onto the street. I felt awful watching this. I can't imagine how this felt to my neighbor and her children.

HB 767 would mitigate this trauma by requiring that tenants receive 14 days notice of the eviction date and a 10 day window to reclaim their belongings after their eviction.

HB 767 is a reasonable bill and Maryland should follow the 28 states and Washington, DC all of which have enacted legislation that require the tenant be given notice of their eviction date and a limited window in which to reclaim their personal possessions.

**I respectfully urge this committee to return a favorable report on HB 767.**