

**Bill Title:** HB 804- Landlord and Tenant - Multifamily Dwelling - Smoking Policy

**Position:** SUPPORT (FAV)

**To:** MultiFamily Dwelling - Smoking Policies

**From:** Shani Thompson, Maryland Renter, Spring Part Tenants Association

Dear Chair Korman and Members of the Committee,

I am a renter in Silver Spring/ Dist. 20. I am writing to strongly support HB0804, which would allow local governments to pass a law obligating property management companies to develop a smoking policy in the lease which applies to all common areas and units on the property that prohibits all types of smoking, i.e cigarettes, marijuana, cigar, vaping, and hashish. Right now, in Maryland, landlords have the discretion whether their multifamily properties are smoking or non-smoking. The properties that permit this public health violation to continue are negatively impacting the quality of life for their residents in every sense, such as life expectancy, creating and/or compounding chronic illnesses due to a suppressed immune system caused by smoke filling up the respiratory system and increasing inflammation, and furthermore the dangers of secondhand smoke. This has all been proven in multiple NIH and CDC studies. This unfavorable habit also makes for an extremely unpleasant dwelling atmosphere.

Older multifamily properties and newer properties lack adequate ventilation systems to prevent smoke and unwanted, disruptive smells from transmitting from one apartment to another causing second hand smoke complications both physical and mental to unwilling residents, especially for those who work from home.

**Passing this bill** would give counties the choice to protect renters and forge communities centered around health, wellbeing, and longevity, prevent the open air drug dealing in communities involving “laced” marijuana with illicit drugs, such as, fentanyl, heroin, and methamphetamines, etc. This is especially important for families like mine, who just want the chance to stay in our homes with clean, safe, breathable air which enhances our quality of life and makes us proud to be Montgomery County residents, and not have to move from community to community in search of clean, breathable air where we’re not forced to deal with drug addicts in our dwelling space.

This may not have significant relevance to my support of passing this bill, nonetheless, I voted against the legalization of marijuana as it was and still is not properly regulated. I still stand by my vote and believe it should be robustly regulated. Tetrahydrocannabinol (THC) should be completely illegal. The use of CBD as medication should be supervised and done in a medical facility, and strict criteria for a marijuana medical license enforced. Not to mention, a medical facility that has a space to trap the smoke and smell so unwilling people will not be affected.

**I urge you to support HB 804** so that renters like me have a fair chance to stay in our healthy homes. Thank you for your time and consideration.

Sincerely,  
Shani Thompson  
Montgomery County Resident, Silver Spring, MD