



TESTIMONY FOR HB1177

Landlord and Tenant – Tenant Repair and Maintenance Complaint Hotline - Establishment

Bill Sponsor: Delegate Hill

Committee: Environment and Transportation

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: FAVORABLE

I am submitting this testimony in favor of HB1177 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists and our Coalition supports well over 30,000 members.

In the world of rental property, trying to get a landlord to maintain the property adequately is always a concern. Most landlords have procedures that ensure a reasonable turnaround on maintenance issues. However, for some tenants, it can be months living with appliances or heating/air conditioning that is broken. In other cases, mold, pests, or structural problems can linger causing health and safety issues.

This bill would require that the Attorney General establish a hot line that would allow residents to complain anonymously. If, after the complaint is reviewed, the Attorney General's office would either refer the tenant to the Maryland Legal Services Corporation or other legal entity, or report violations for local code enforcement, or file suit against the landlord.

Our members support this bill and recommend a **FAVORABLE** report in committee.