



TESTIMONY IN SUPPORT OF SB0442

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

FAVORABLE

TO: Senator Sydnor and members of the Judicial Proceedings Committee

FROM: Heather East, Chase Home, Inc. and Maryland Episcopal Public Policy Network

DATE: January 30, 2025

The Chase Home, Inc. and Episcopal Church supports Senate Bill 0442 making permanent a requirement that Landlords provide a certain notice to a tenant facing eviction to establish procedures and requirements for the disposition of certain personal property following the execution of a warrant of restitution for failure to pay rent.

We urge the Committee to issue a favorable report on SB 0442 to ensure tenant's possessions are protected for ten days and can be retrieved following an eviction.

The Chase Home, Inc. is pleased to offer a favorable testimony in strong support of the SB 0442. Since 2021, Chase Home's two rent eviction avoidance programs for female tenants who are at immediate risk of eviction have made a huge impact serving over 200 families in Anne Arundel County. These programs are called the Rent Eviction Prevention Program and the Rent Eviction Emergency Discretionary Fund. Through these programs, Chase Home assists our partners at Community Legal Services and the Benevolence Coalition clients with access to emergency eviction prevention funds so that landlords are paid arrearage and tenants are able to keep their homes and get back on their feet. Many of these women are head of household with children, with a majority who faced set-backs in job security due to a mental illness or physical limitations. Without our financial contribution to their rent in arrearage, these women and their families would be facing homelessness. Unfortunately with no outside intervention and financial support, many more have lost their homes to eviction due to these emergency situations. The disposal of the family's personal possessions in this vulnerable population is another major financial setback following the loss of their homes. We strongly support the Tenant Possessions Recovery Act.

For the reasons noted above, we urge a FAVORABLE report on SB 0442.