

I am writing against HB1201. (This bill benefits neither small landlords nor renters.)

My Husband and I live in a large townhouse complex in Essex, MD. We have been trying to get the Complex to fix our HVAC unit since shortly after we moved in on July 2, 2016. They have so far refused. Since we have moved in, the unit has continually leaked water all over the ceiling; causing the ceiling to soften and stain, flooded the living room many times and caused the entire upper floor to be so hot as to be uninhabitable. (We still have not had the carpet cleaned and the underlay replaced since the last flood over 4 months ago, despite being told it would be done "tomorrow")

In the winter, the thermostat reads 74 on the ground floor. It is far colder than that. The temperature upstairs will often reach over 80 degrees Fahrenheit.

In the summer, the thermostat normally reads over 80 on the ground floor. Again, it is far higher upstairs, and the bedroom becomes uninhabitable. We are not allowed to run a window AC unit. We have asked for the HVAC unit to be repaired or replaced many times. We were told it would be replaced most recently in a few days in November. We are still waiting.

We have called more than one HVAC repairman. They refuse to come to the house to even look at it, because we "don't own the house". How then are we to meet the responsibility and cost of replacing or repairing this unit if this bill passes?

How am I to repair or maintain the HVAC system? I ask you this, because the HVAC is locked to me. I do not have the key. I cannot even change the filter. I must call maintenance, who most often does not show up. Why then would I be responsible for repairing or replacing a 20-year-old unit, I cannot maintain?

I have no doubt if this bill passes landlords like mine will use it to pass responsibility onto the renter. I see no reason why the victims, (whether they are landlords or tenants,) should bear the responsibility and the bill for the wrongs of others. This bill in essence causes the victim to pay for the crime.

This bill will pass the burden of maintenance to those who can least afford it and are least responsible for it.