

Stonebridge Management LLC

PO Box 42763

Baltimore, MD 21284

410-583-7300

February 15, 2021

Re: HB 729 and HB 478

Dear Chairman Luke H. Clippinger
and Members of the House Judiciary Committee,

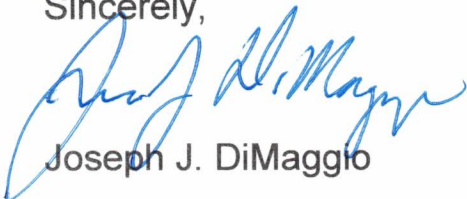
I have been a landlord and property owner in Baltimore City and Baltimore County for the last 36 years. It has always been my belief to treat tenants the way I would want to be treated and consequently have some tenants who have been with me for a long time.

The Covid pandemic has caused many serious problems for both myself and the tenants. Many have been unable to pay because of legitimate reasons. However many are taking advantage of the fact that because the courts are closed or not handling eviction matters, they simply are not paying their rent including their water/sewer bills. All of this is happening with little or no relief for landlords. We have many tenants with balances now approaching \$10,000 and cannot do anything about it.

I am strongly opposed to any increase of eviction filing fees and to any legislation that would prohibit the owner from collecting the eviction filing fee from the tenant.

I simply am not able to endure any fee increase or the inability to recover the fee from my tenants and oppose the passing of HB729 and HM478.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joseph J. DiMaggio".

Joseph J. DiMaggio