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**LEGAL AID**

*Advancing*  
**Human Rights and**  
**Justice for All**

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The Honorable William C. Smith, Jr.  
2 East Miller Senate Office Building  
Annapolis, Maryland 21401

**RE: Testimony of Maryland Legal Aid in Support of Senate Bill 592 – Landlord  
and Tenant-  
Right to Redemption of Leased Premises – Form of Payment**

Dear Chairperson Smith and members of the committee

Thank you for the opportunity to testify in support of Senate Bill 592, legislation that proposes to expand the forms of payment Landlords and Mobile Home Park operators are required to accept when offered by the tenant.

Maryland Legal Aid (MLA) is a private, non-profit law firm that provides free legal services to indigent Maryland residents. From 12 offices around the state, MLA helps individuals and families in every Maryland county with many civil legal issues, including housing, consumer, public benefits, and family law matters. MLA also represents abused and neglected children and provides legal assistance to senior citizens and nursing home residents. This letter serves as notice that Andrew Rabinowitz, Esq. will testify on behalf of Maryland Legal Aid. at the request of Senator Susan Lee.

The harm that SB 592 seeks to address in part is familiar to MLA's clients. When clients face eviction because of a judgment against them in a Failure to Pay rent action, they are often in a financial crisis, as they do not have the income to pay the rent, which is due fully. These renters then reach out to the government or government-related entities for financial assistance to remain in their homes and escape homelessness. For reasons never explained to MLA clients, Landlords sometimes reject the payment from those government entities. When a Landlord rejects the government's payment, the client is exposed to homelessness without MLA's intervention. Among all the harms to which MLA clients are exposed, this is inexplicable. If SB 592 is enacted into law, this harm will be ameliorated.

For these reasons, MLA supports SB 592 and asks for a favorable report.

Sincerely

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Supervising Attorney  
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