

January 26, 2023

The Honorable Kumar P. Barve
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: Failure to Pay Rent Proceedings - Prohibition on Rent Increases and Sealing of Court Records

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB 34 Failure to Pay Rent Proceedings - Prohibition on Rent Increases and Sealing of Court Records**. MBIA **Opposes** the Act in its current version.

This bill would seal court records within 60 days after the final resolution of a failure to pay rent proceeding. MBIA respectfully opposes this measure. Landlords take a risk every time that they bring on a tenant. They own the underlying property and are dependent on the income from tenants to cover the cost. If a tenant fails to pay it can take an extended period of time to evict them and that time and the associated legal costs are expensive to landlords. In order to take on tenants, landlords need to be able to evaluate their tenant history in order to decide if the risk of taking on a particular tenant is justified. Knowing whether or not a tenant has previously been in court for failure to pay rent is an important part of that evaluation.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee