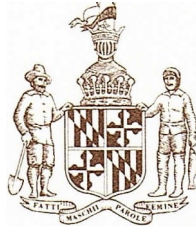


**TERRI L. HILL, M.D.**  
*Legislative District 12A*  
Howard County

Health and Government  
Operations Committee

*Subcommittees*  
Government Operations and  
Health Facilities

Public Health and Minority  
Health Disparities



*Annapolis Office*  
The Maryland House of Delegates  
6 Bladen Street, Room 404  
Annapolis, Maryland 21401

410-841-3378 · 301-858-3378  
800-492-7122 Ext. 3378  
Fax 410-841-3197 · 301-858-3197

[Terri.Hill@house.state.md](mailto:Terri.Hill@house.state.md)

**THE MARYLAND HOUSE OF DELEGATES**  
**ANNAPOLIS, MARYLAND 21401**

March 28, 2023

**SUPPORT**  
**HB34 - Failure to Pay Rent Proceedings – Prohibition on Rent Increases and  
Shielding of Court Records**

Chair Smith, Vice-chair Waldstreicher and Members of the Judicial Proceedings Committee,

**HB34** would

- prohibit a landlord from increasing a tenant’s rent solely because a judgment was entered against the tenant in a failure to pay rent action, and
- allow for the shielding of certain eviction filing records if there was no judgement for eviction, such as when any debt was resolved before a hearing, or the eviction filing was otherwise settled or dismissed.

The changes would help ensure that having a filing of a failure-to-pay action does not carry the same long-term, potentially detrimental effects of an actual finding of a failure-to-pay or of an eviction itself. To be clear, judgements against the tenant and evictions are not shielded under this legislation.

Similar legislation passed the House in 2021.

**HB34** addresses a long-standing issue which, like many other injustices, was magnified during the pandemic. While failure-to-pay filings for eviction are often legitimate, some are not. Even when payments are made, debts settled, and cases dismissed, these eviction proceedings stay on the tenant’s record. Having an eviction proceeding on one’s record can have unintended consequences that can affect the tenant’s future housing options, job opportunities, and financing abilities. In September of 2022, 12,456 failure-to-pay rent proceedings were dismissed in Maryland courts. In some cases, filings are used to antagonize tenants.

I request a favorable report on **HB34** as amended and passed by the House as a consensus of the Maryland Multi-Housing Association and the Public Justice Center. There is a small amendment to change “SEAL” in the original legislation to “SHIELD” in the one place were that was missed.

A handwritten signature in black ink, appearing to be 'Terri Hill'.