

SB0100_Jo Shifrin_FAV
January 25, 2023

Jo Shifrin
Bethesda, MD 20817

TESTIMONY ON SB#0100 - POSITION: FAVORABLE
Real Property – Actions to Repossess – Proof of Rental Licensure

TO: Chair Smith, Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

FROM: Jo Shifrin

OPENING: My name is Jo Shifrin. I am a resident of District 16. I am submitting this testimony in support of SB#0100 Real Property – Actions to Repossess – Proof of Rental Licensure.

I am a retiree, and someone who has been interested in housing for a long time.

Jewish values, passed down through texts, customs and culture, teach Jewish people how to live and how to treat people, animals, and nature, basically everything in the world. There are many Jewish values, too numerous to go into here, but two that are very important to me: 1) Treat people the way that you would want to be treated and 2) Try to make the world more fair, and help everyone get what they need to live a safe and healthy life.

Housing is a basic human right. The need for safe housing is central to Jewish thought. Our texts speak about the obligation of landlords and tenants, about how homes should be built safely, and about making sure that people can remain in their homes. Loss of a home can lead to a family being displaced and sometimes homeless. This is a matter of public health as well: in the middle of a pandemic, all people should be able to stay in their homes.

Last session, you passed a bill (SB 0563) to uphold rental licensing programs and to prevent illegally operating landlords from using the expedited eviction process. Renters living at or below the poverty line and/or who have experienced pandemic-related loss of income are often the ones impacted.

The passage of this bill will keep more families in their homes.

I respectfully urge this committee to return a favorable report on SB#0100.