

SB 0100\_ AbbyRoot\_FAV

Date of Hearing: 1/25/2023

Abby Root  
Odenton, MD 21113

**TESTIMONY ON SB100 - POSITION: FAVORABLE**

Real Property – Actions to Repossess – Proof of Rental Licensure

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

**FROM:** Abby Root

My name is Abby Root. I am a resident of District 21. I am submitting this testimony in support of SB 0100, Real Property – Actions to Repossess – Proof of Rental Licensure

My Jewish tradition teaches that in regard to landlord-tenant relationships, landlords are forbidden from evicting tenants without due warning, and may not evict tenants during the winter months, when new housing will be hard to find. Moses Maimonides suggests the landlord will be held responsible if a tenant becomes homeless as the result of eviction.

Although landlords must be licensed, where required, to file an eviction suit in Maryland courts, a loophole allows unlicensed landlords to use the streamlined eviction process to evict tenants based on the Tenant Holding Over (THO) clause.

When unlicensed landlords use eviction court, it encourages all landlords to ignore licensing laws and increases the risk of tenants being subjected to health and safety hazards.

Safe and reliable housing is the start of stopping the steamrolling of hopelessness. Safe housing provides the stability needed to secure and maintain employment, promote good health and educational opportunities.

Everyone deserves to live in a safe home. This bill would help make that a reality for more Maryland families.

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