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BILL NO.: **SB 19**

TITLE: **Failure to Pay Rent Proceedings – Prohibition on Rent
Increases and Shielding of Court Records**

SPONSOR: **Senator Sydnor**

COMMITTEE: **Judicial Proceedings**

POSITION: **SUPPORT**

DATE: **January 30, 2024**

Baltimore County **SUPPORTS** Senate Bill 19 – Failure to Pay Rent Proceedings – Prohibition on Rent Increases and Shielding of Court Records. This legislation would require that tenants in failure to pay rent proceedings have records of the proceedings shielded if the proceedings did not result in a judgement of possession. If the proceedings to results in a judgement of possession, a tenant has the option to motion to have the records shielded. Finally, the legislation prohibits landlords from raising a tenant’s rent solely based on the fact that a judgement was previously entered.

From an equity standpoint, this legislation is a consumer and tenant protection that prevent future difficulty for tenants in finding subsequent housing and shields a mark on their record that may prevent them from doing so. Shielding records can mitigate the harm of evictions and ensure that tenants are able to secure alternate housing and avoid homelessness. Baltimore County is committed to ensuring that each and every family throughout the State of Maryland can access attainable housing through reducing barriers.

Accordingly, Baltimore County urges a **FAVORABLE** report on SB 19 from the Senate Judicial Proceedings Committee. For more information, please contact Jenn Aiosa, Director of Government Affairs at jaiosa@baltimorecountymd.gov