

30 March 2021

To: Senate Committee on Housing

Re: Senate Bill 327

Dear Chair Senator Jama, Vice-Chair Senator Linthicum, and members of the Committee:

There is no good reason SB 327 should not be passed out of committee, and senator Beyer should be commended for proposing this common sense legislative bill.

What possible harm could allowing a landlord to bill a residential tenant for utilities based upon a submeter reading? None. None that is except not pass the bill, which only constrains cooperation and mutual benefit between a landlord and tenant.

Isn't that amazing! To entertain the idea that a tenant and a landlord could actually come to some mutual agreement that would benefit them both. Why, it's almost as if there were a free market! How can that be?

It's a mystery why this concept of cooperation wasn't considered earlier as it certainly isn't something that could be considered to be on the cutting edge of economic theory.

Would it have been possible for landlords and tenants to work out more agreements before the *Great Eviction Moratorium* there would not be the so-called *tsunami* of evictions bearing down upon us now.

I urge the Committee to pass this beneficial common sense legislation.

Sincerely,

A handwritten signature in blue ink that reads "Richard Wisner". The signature is fluid and cursive, with "Richard" on top and "Wisner" below it.

Richard Wisner