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Consumer

- [Maryland Consumer Protection Law](#)

This law provides standards for the protection of consumers, including tenants and prospective tenants of residential property.

Legal Options

- [Rental Housing Protection for Domestic Violence Victims](#)

Laws that went into effect October 1, 2010 give victims of domestic violence in rental housing added protections.

Disability Law

- [Information for Renters with Disabilities](#)

This article discusses recently passed legislation that provides additional support for individuals with disabilities and their families when they rent living space.

Starting a Lease

- [Checklist for Renters](#)

You can use the list of questions below to check an apartment before you move in.

- [Co-Signers](#)

There are times when a tenant needs a co-signer. Sometimes a tenant, through frugal spending habits, can actually pay the required rent, but doesn't meet the basic income requirements of the industry.

- [Inspecting a Property Before Signing a Lease](#)

You have a right to carefully inspect an apartment or house before you put a deposit on it and especially before you sign a lease.

- [Leases](#)

A lease is any oral or written agreement, express or implied, creating a landlord-tenant relationship.

- [Security Deposits](#)

This article defines what a security deposit is and what is required of tenants and landlords.

Property Conditions and Rent

- [Baltimore City Implied Warranty of Fitness](#)

In all residential leases in Baltimore City, whether oral or written, it is implied that the landlord covenants and warrants that the dwelling is fit for human habitation.

- [Baltimore City Lead Paint Laws and Regulations](#)

Baltimore City has a number of special laws regarding lead paint abatement.

- [Baltimore City Rent Escrow Law](#)

When a landlord delays unreasonably or refuses to repair a condition which threatens the life, health or safety of the tenant, the rent escrow law provides several remedies, including the payment of rent into court so that the accumulated funds may be used to pay for repairs.

- [Baltimore County Rent Escrow Law](#)

Where there are certain serious defects in a dwelling and the landlord has failed to correct them within a reasonable time, this law permits the tenant to pay the rent into court so that funds may accumulate and be used to pay for needed repairs.

- [Carbon Monoxide Alarms](#)

The law requires some residential properties to have carbon monoxide alarms.

- [Common Area Responsibility](#)

Landlords have responsibility to use ordinary care to keep common areas in safe condition.

- [Essential Services/Illegal Lock-Out](#)

Maryland state law prohibits the landlord from taking possession of the premises or tenant's property without legal process. Should a lockout occur, the tenant has the right to hire a locksmith, change the locks, re-enter the premises, and hold the landlord responsible for the cost involved.

- [Improvements Added to the Property](#)
When a tenant vacates a property, items which have been so attached to or associated with the property that in the eyes of the law they are considered part of the property may not be removed by the tenant.
- [Lead Paint Law in Maryland](#)
If you live in or own an older house, lead paint may harm pregnant women or young children.
- [Ordinary Wear and Tear](#)
Tenants must return the premises at the end of the tenancy in substantially the same condition as when he moved in.
- [Quiet Enjoyment and Constructive Eviction](#)
During the tenancy, the tenant is entitled to "quiet enjoyment" of the premises.
- [Rent Court](#)
The article describes the process of going to rent court. Landlords can take their tenants to rent court to evict them for nonpayment of rent.
- [Rent Escrow FAQ](#)
This article lists many question you might have with rent escrow.
- [Rent Escrow: When the Landlord Fails to Make Repairs](#)
Rent escrow provides a process through which a tenant pays rent into a court account instead of to the landlord until the landlord makes needed repairs. You can file a petition to establish a rent escrow account in your local District Court by filling out a "Petition in Action of Rent Escrow" form.
- [Right of Possession and Right of Entry](#)
Landlords must assure that tenants get possession of the premises, but retain a right to enter the premises for reasonable purposes.
- [Smoke Alarms and Sprinkler Systems](#)
Residential requirements for smoke alarms and sprinkler systems

Evictions

- [Baltimore City Law for Disposal of Tenant's Possessions](#)
Baltimore City has a law proscribing how a landlord may dispose of a former tenant's possessions after the tenant has been evicted.
- [Breach of the Lease](#)
This article describes the conditions and requirements for a landlord to evict a tenant for breaching the lease.
- [Criminal Activity and Evictions](#)
If a tenant, a family member or guest or someone under the tenant's control in public, Section 8, or HUD Housing is involved in criminal activity, the housing authority does not have to provide a hearing before filing a breach of lease action in District Court.
- [Evictions & Lockouts in Public, Section 8, and HUD Housing](#)
This article describes when a tenancy may be terminated in public housing, Section 8, and HUD properties.
- [Failure to Pay Rent](#)
This article describes the procedure for eviction for failure to pay rent, known as "summary ejectment".
- [House Guest or Squatter Refuses to Leave](#)
Whether it was with permission or without it an owner may file a Wrongful Detainer action in District Court to evict a non-tenant who refuses to leave
- [Rent Payment During Eviction Proceedings](#)
In an eviction proceeding for non-payment of rent, breach of lease, or holding over, if either tenant or landlord asks for a jury trial, tenant must pay into an escrow account all rent as it becomes due during the course of the action.
- [Retaliatory Evictions](#)
It is against the law in Maryland for a landlord to evict a tenant just because the tenant has brought suit against the landlord or participated in a suit against the landlord.
- [Seizure of Tenant's Possessions for Failure to Pay Rent](#)
Distress for rent is a court procedure in which the landlord seeks to seize and sell certain of the tenant's possessions which are on the leased premises.

Transfers during a Lease

- [Conversion to Condominium Ownership](#)
The condominium system of separate ownership of the individual units of multi-unit dwellings has become increasingly common since it was introduced in the United States in the 1950's. In Maryland, the owner of any property - an occupied apartment building as well as vacant, unimproved land - may subject that property to condominium ownership by following the procedure prescribed by law.
- [Foreclosure of Residential Property](#)
Laws passed in the wake of the foreclosure crisis beginning in 2008 give more protection to tenants in foreclosed properties.
- [Sale of the Property](#)
Covers what happens when the property is sold, there is a tax sale, or the property is converted to a condominium.
- [Subleases, Subtenants and Roomers](#)
A sublease is an agreement in which the original tenant leases to a subtenant all or part of the rented premises for all or part of the remainder of the original tenant's term.

Ending a Lease

- [Breaking a Lease](#)
Leases are binding contracts between the landlord(s) and the tenant(s). Maryland law imposes certain conditions on that contract such as limiting late fees to 5% of a monthly rental payment, but in those areas where the law does not impose limits, the landlord(s) and tenant(s) are free to negotiate their own agreement.
- [Ending the Lease in HUD, Public, or Section 8 Housing](#)
Terminating a lease in Public, HUD, or Section 8 housing must follow correct procedure.
- [Sample Lease Cancellation Agreement](#)
Sample agreement to be signed by landlords and tenants.
- [Termination and Modification of Tenancy](#)
This articles lists the requirements for terminating or modifying a tenancy. It also covers what happens if a tenant or landlord dies.

Landlord/Tenant

- [Collecting a Judgment](#)
The District Court is a useful tool for a tenant to use in obtaining the return of a security deposit and for a landlord to use in getting reimbursement for property damage or payment for lost rent. Sometimes, however, one will be awarded a judgment only to have the other party refuse to pay it.
- [Community Remedies for Properties with Drug-Related Activity](#)
This law provides for eviction and other remedies if any property, residential or commercial, including mobile homes, is being used for drug-related activity.
- [Dealing with Conflicts with a Landlord and Filing Suit](#)
One of the facts of life in a rental situation is that there is no substitute for a good landlord or a good tenant. Laws can define the relationship and the responsibilities of each party but there are always situations that are best resolved by being decent, courteous and fair.
- [Holding Over](#)
Holding Over is when a tenant continues to live in a premises after the lease has expired. When a landlord consents to a holdover tenant remaining on the premises, a new monthly or weekly tenancy is created.
- [Information for Renters with Disabilities](#)
This article discusses recently passed legislation that provides additional support for individuals with disabilities and their families when they rent living space.
- [Landlord Responsibilities](#)
Landlords are responsible to collect and handle security deposits in strict compliance with the law, to maintain certain records and receipts, and to post or provide certain information for tenants.
- [Laws Against Housing Discrimination](#)
Federal and state law prohibits discrimination in the rental, sale, advertising and financing of housing on the basis of your race, color, religion, gender, national origin, family status.
- [Lease Option Agreements](#)
Lease option agreements give tenants the option of purchasing the property.
- [Leases and Military Personnel on Active Duty](#)
The law limits the amount of rent active military personnel have to pay if they are transferred.
- [Maryland Consumer Protection Law](#)
This law provides standards for the protection of consumers, including tenants and prospective tenants of residential property.
- [Rental Housing Protection for Domestic Violence Victims](#)
Laws that went into effect October 1, 2010 give victims of domestic violence in rental housing added protections.
- [Renters' Insurance -- Why It Is a Good Idea](#)
This article describes the reasons to and how to get renter's insurance.
- [Roommates](#)
Sharing an apartment with a friend or an acquaintance can be fun and economically worthwhile. Such sharing can also create some interesting problems.
- [Rules for Tenants in Public and Subsidized Housing](#)
This article includes a brief comparison of the types of rules that apply to tenants based on the type of government subsidy received.
- [Seniors Landlord/Tenant FAQ](#)
Questions and Answers from Maryland Legal Aid's Maryland Senior Legal Hotline
- [Special Issues for Subsidized and Public Housing Tenants](#)
All of the Maryland rules governing landlord and tenant relations in privately owned rentals also apply, however, there are some added protections that only apply to section 8, HUD, and public housing.
- [Special Landlord-Tenant Laws for Baltimore County](#)
The following laws and rules apply only to residents and property in Baltimore County.
- [Special Laws & Rules for Anne Arundel County](#)
The following laws and rules apply only to residents and property in Anne Arundel County. The following does not apply to any other areas of Maryland.

- [Special Laws & Rules for Baltimore City](#)
Special laws for landlord/tenant issues
- [Special Laws & Rules for Baltimore County](#)
Special laws and rules apply only to residents and property in Baltimore County. Rules not covered here are covered by other Maryland law.
- [Special Laws & Rules for Montgomery County](#)
Special Laws that apply to Montgomery County and cities within.
- [Special Laws & Rules for Prince George's County](#)
The following laws and rules apply only to residents or property in Prince George's County. Note that the following rules apply only to Prince George's County, and do not apply to any other areas of Maryland.
- [Tax Relief Program for Renters](#)
The tax relief provided by this law is based on a calculation that includes your total income and the actual amount paid as occupancy rent.
- [Tenant's Right of First Refusal in Baltimore City](#)
This law provides that before any voluntary transfer of title, such as a sale, of a single-family residential rental property takes place, the tenant of that property has the right of first refusal to purchase it.
- [When is Refusal-to-Rent Illegal Housing Discrimination](#)
People often wrongly assume that any discrimination by a landlord is illegal. "To discriminate" means simply to distinguish among available choices. Some of these distinctions are lawful; others are not.
- [When the Tenant is a Minor](#)
A lease is a contract. A minor is generally not bound by his or her contracts. This means that, if a minor enters into a contract, the law will allow the minor to "void" the contract.

Senior Citizens

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- [Tax Relief Program for Renters](#)
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Youth Law

- [Co-Signers](#)
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Veterans/Military

- [Leases and Military Personnel on Active Duty](#)
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