



LAW ON THE FRONTLINES:

MARYLAND LANDLORD-TENANT LAW



Today's Crew



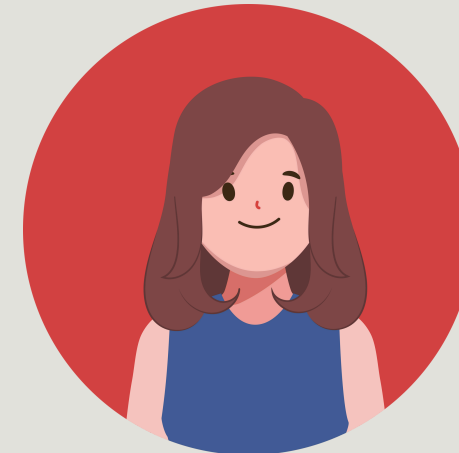
Joy Hollerbach

Thurgood Marshall
State Law Library



Catherine McGuire

Thurgood Marshall
State Law Library



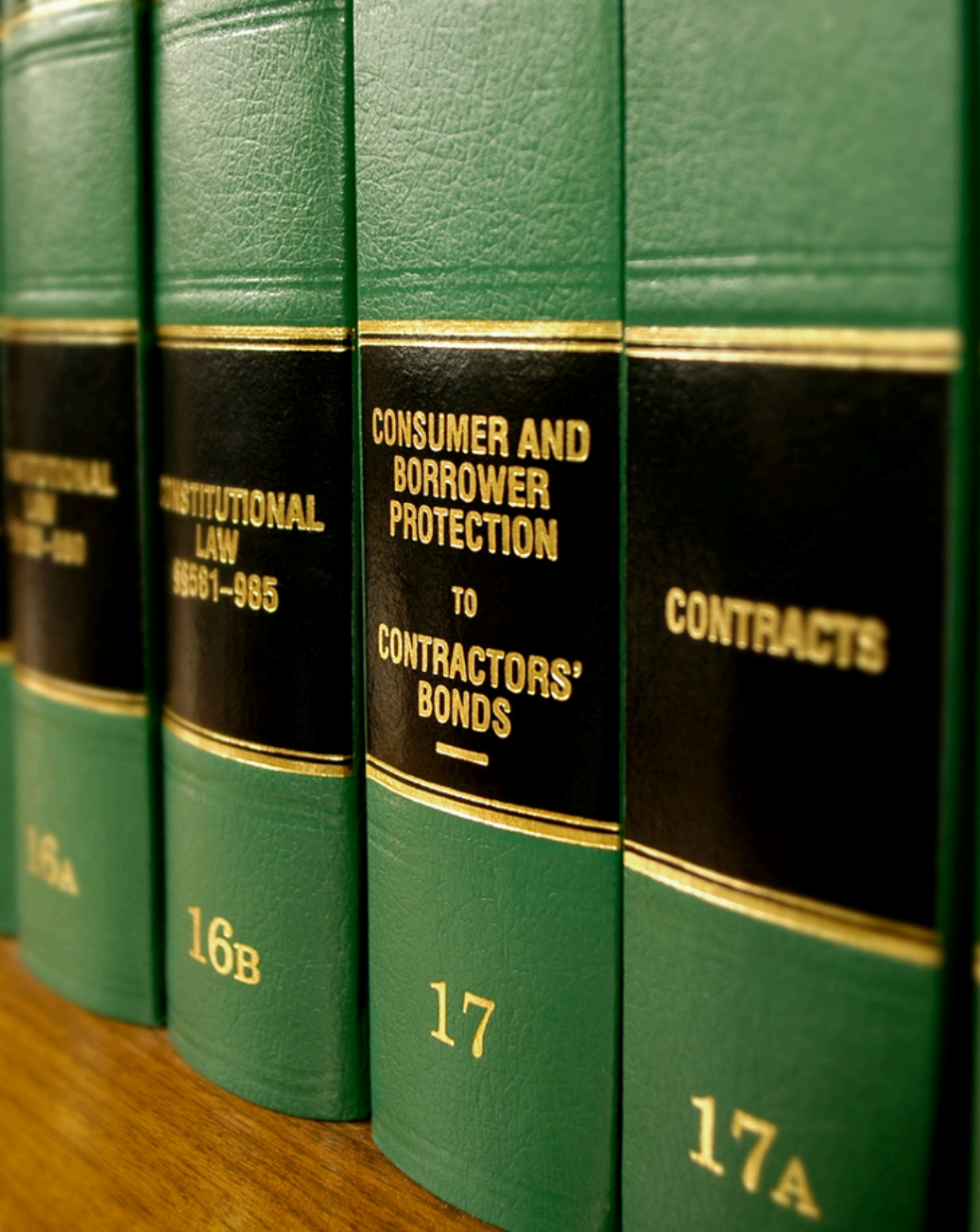
Vickie Yiannoulou

Prince George's
County Circuit
Court Law Library



Audrey Dingler

Thurgood Marshall
State Law Library



The Frontlines Project: Partners & Core Curriculum

The Frontlines project includes representatives from the

- **Thurgood Marshall State Law Library,**
- **Conference of Maryland Court Law Library Directors,**
- the **Maryland Access to Justice Commission,** and
- the **Access to Justice Department of the Administrative Office of the Courts.**

Instructors for each course will vary but the information provided is based on the core curriculum of the ongoing Frontlines Project.

Pre-Assessment

WHAT DO YOU KNOW?

- In which Maryland Court are landlord-tenant cases generally heard?
- A small business owner renting space for their business is having trouble with the landlord. Would they look to Maryland's landlord-tenant law to help address the situation?
- When might someone use rent escrow?
- Can someone who is six months into a one-year lease leave if they find a better job in another state?
- Where might a tenant find law addressing the habitability or livability of their rental property?

JUST THINK ABOUT THESE QUESTIONS FOR NOW –
THEY MAY COME BACK LATER 🙄🙄



Learning Outcomes

Describe

the general topic of LLT law.



Identify

the best secondary resources.



Utilize

primary resources of law for the topic.



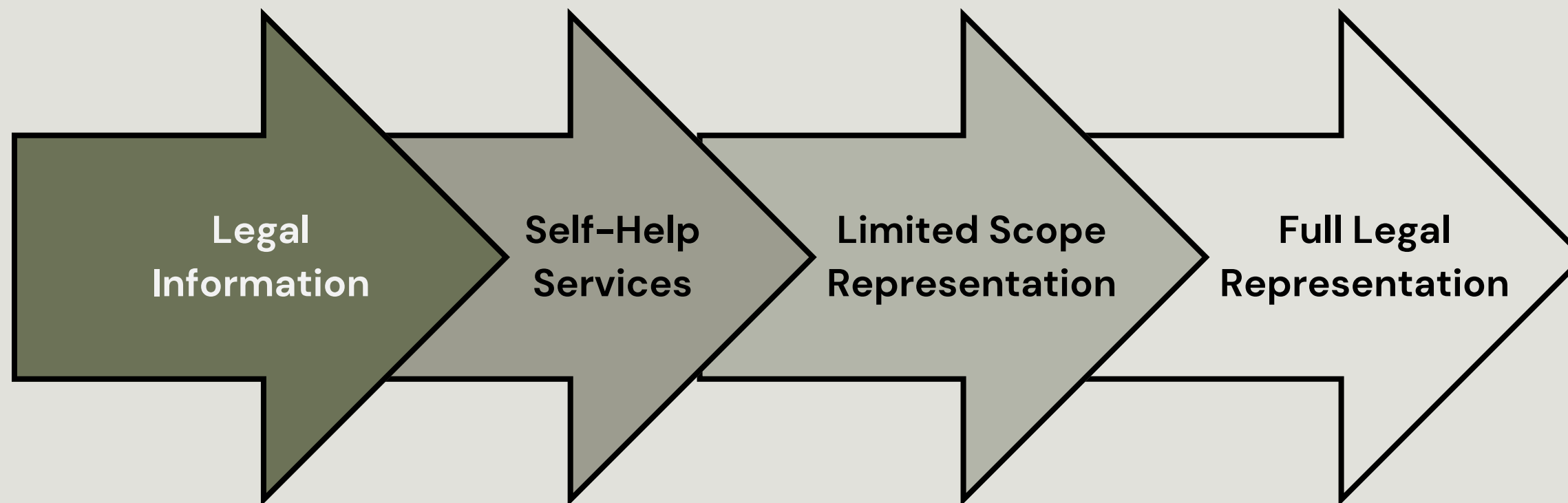
Assess & Select

options for referrals.



Access to Justice

A quick review...



Why are public libraries key players in access to justice?





Civil Justice for All | MD Access to Justice Commission



Share

CIVIL JUSTICE FOR ALL

HELPING MARYLANDERS NAVIGATE THE CIVIL JUSTICE SYSTEM



Watch on  YouTube

What is



Apartments



House Rental

Landlord-Tenant Law?

What is not



Ownership of real
property



HOA/COA



Mobile homes



Commercial property

Landlord- Tenant Law?

Common Conflicts



**please do not slap your landlord, tenant, or librarian*

- Rent disputes
- Maintenance disputes
- Entrance issues
- Nuisance concerns
- Ending a lease early
- Security deposits

Details to know

MARYLAND STATE LAW DICTATES LEASE LANGUAGE,
PARTICULARLY WHICH PROVISIONS MUST BE IN THE LEASE

MARYLAND LOCAL LAW ADDRESSES SPECIFICS REGARDING
LIVABILITY AND PROPERTY CONDITIONS, AMONG OTHER
DETAILS

FEDERAL LAW ADDRESSES AREAS SUCH AS LOW-INCOME
AND PUBLIC HOUSING, AS WELL AS DISCRIMINATION ISSUES

LANDLORD-TENANT CASES ARE GENERALLY HEARD IN THE
MD DISTRICT COURT IN THE COUNTY IN WHICH THE
PROPERTY IS LOCATED (RENT COURT)



Best Practices Review

Rephrase

Rephrase the question.



Gather

details (who, when, what, where, a very broad why)



Identify

the type of need (information, law text, legal assistance, government services, forms)



Identify

the broad topic and terms



Locate

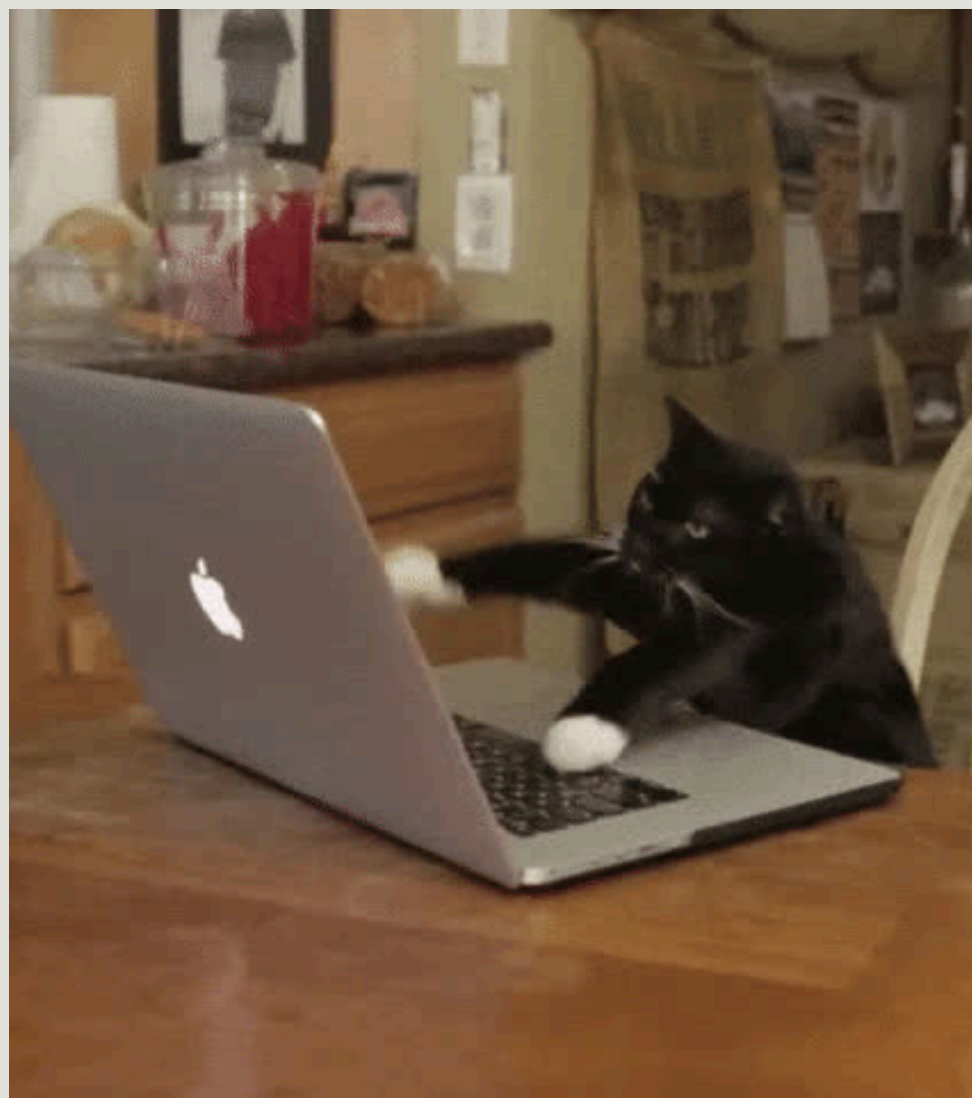
descriptive resources about the law (secondary sources)



Find

applicable law if needed (primary source)





Secondary Resources

[THE MARYLAND PEOPLE'S LAW LIBRARY \(PLL\)](#)



[MARYLAND COURT-HELP TOPICS](#)



[NOLO \(WEBSITES AND TEXTS\)](#)



SECONDARY RESOURCES DEMONSTRATION





Practice

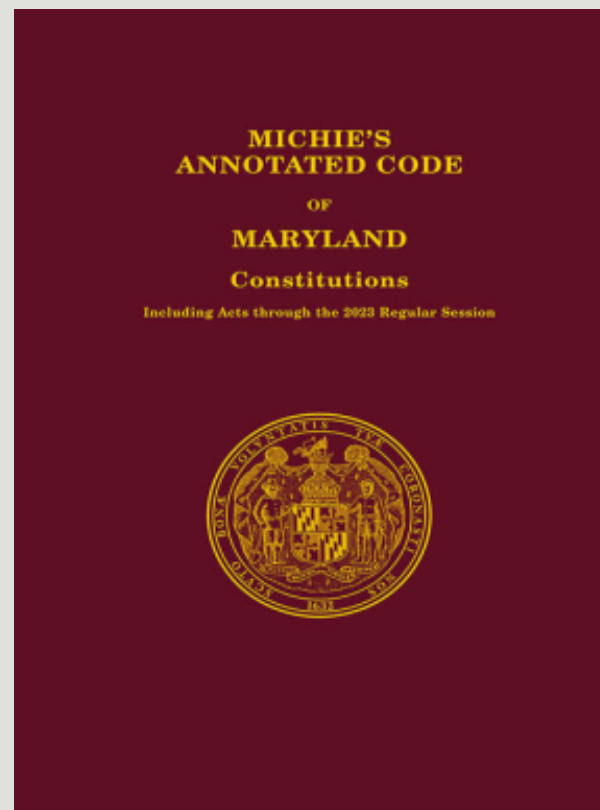
DESCRIPTIVE RESOURCES

Choose one of the questions below. Then, using the resources just demonstrated (PLL, MdCourts, Nolo), see if you can locate resources to respond. Note which resource you used and if and where you found helpful information.

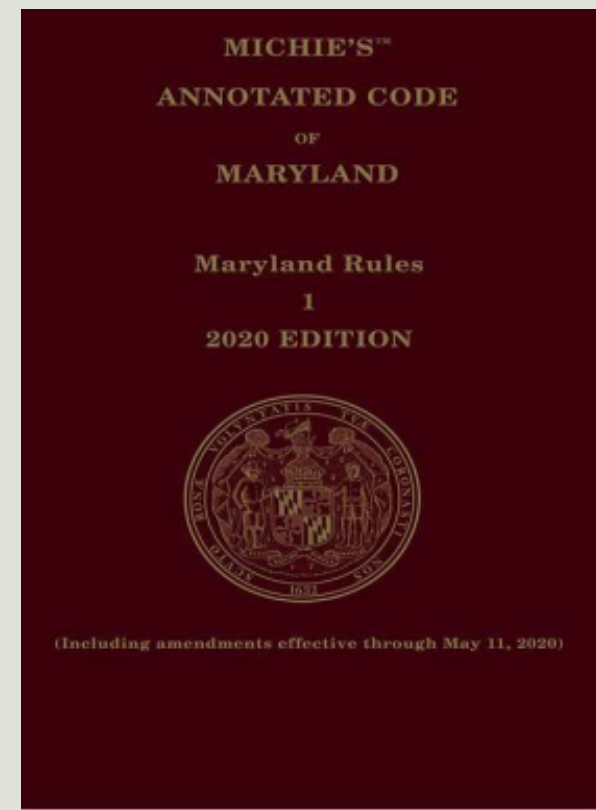
1. Find an article discussing security deposits. What is the maximum amount a landlord can charge?
2. If a tenant has not paid rent on time can the landlord evict the tenant immediately? Where did you find this information?
3. Are there limits to how much a landlord can raise the rent?

DROP YOUR FINDINGS IN CHAT

LAW &



Maryland Code,
Real Property Article, Title 8
(landlord/tenant actions)



Maryland Rules,
Title 3. Civil Procedure -
District Court



Local county or municipal code

COURT PROCEDURES

PRIMARY RESOURCES DEMONSTRATION





Practice

Choose one of the questions below. Then, using the resources just demonstrated, see if you can locate resources to respond. Note which resource you used and if and where you found helpful information.

- In the Maryland Code, locate the section that addresses security deposits. What is the permitted maximum amount of a security deposit?
- In the Maryland Code, locate the Subtitle addressing access to legal representation in eviction cases. What is the income level for a "covered individual"?
- Does your local county code have a section on landlord-tenant?

DROP YOUR FINDINGS IN CHAT



District Court Forms

Commonly used court forms for landlord/tenant cases can be found on the Maryland Courts' Forms page.



Connect to Legal Assistance

- [Court Help Centers](#)
- [Access to Counsel in Evictions \(ACE\)](#)
- [Economic Action MD](#)
- [Civil Justice, Inc.](#)
- [MD Volunteer Lawyer Services \(MVLS\)](#)
- [MD Legal Aid](#)
- [PLL Legal Services Directory](#)
- [Public Law Libraries](#)





Practice

Not including the specific referrals already discussed –
can you identify an organization, either state or local,
that may assist with landlord-tenant questions?

DROP YOUR FINDINGS IN CHAT

Tenant Guide

TIPS AND TRICKS FOR FINDING YOUR NEW RENTAL, AND AVOIDING COMMON LANDLORD-TENANT PROBLEMS

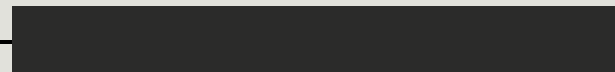


Self-Study

Provided by Economic Action MD, you may wish to familiarize yourself with their Tenant Guide, which includes tips when searching for a rental and an overview of tenant rights in Maryland.

This is also a great resource to share with the public facing landlord-tenant issues.

For additional questions or if you need clarification of this guide, you may wish to reach out to Economic Action directly.

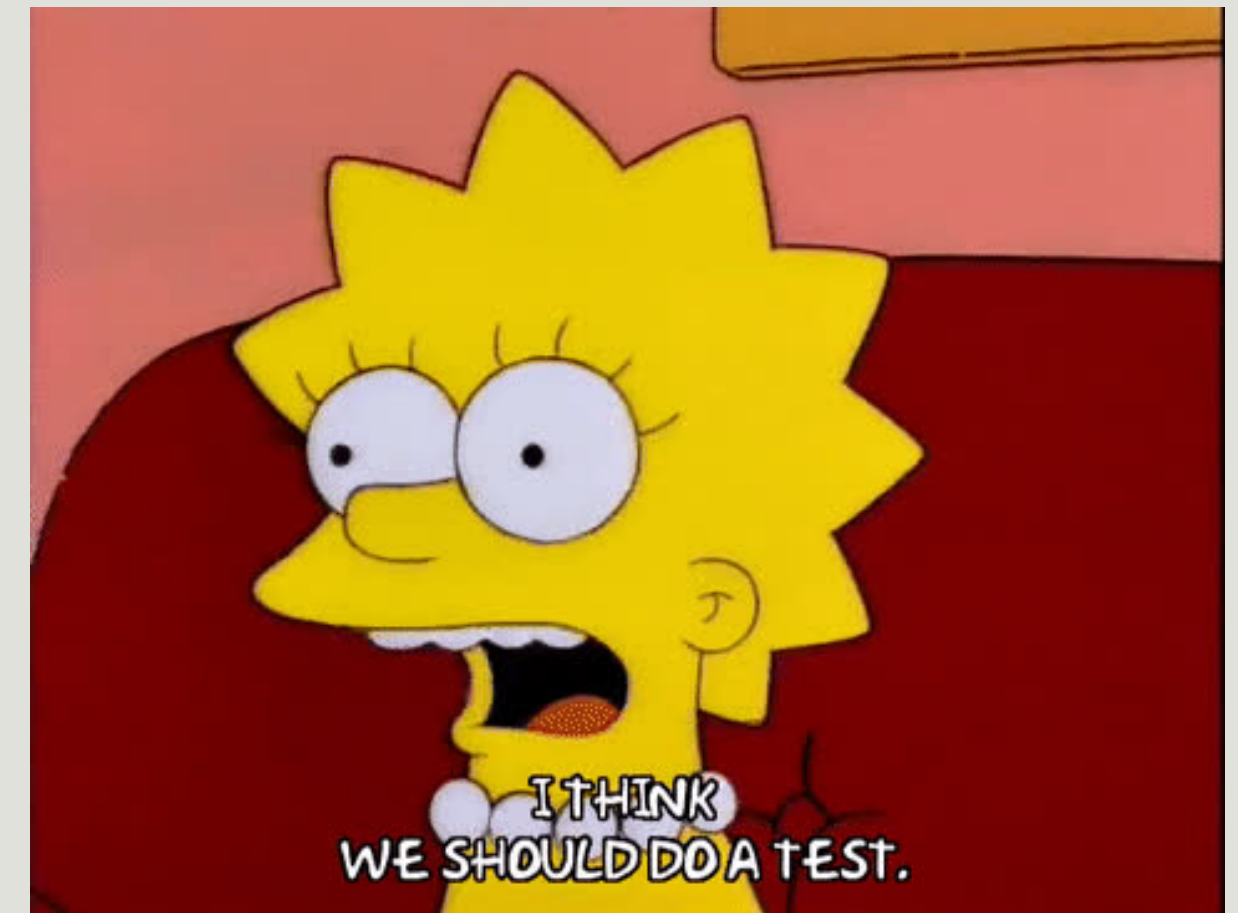


Re-Assessment

WHAT DO YOU KNOW?

- In which Maryland Court are landlord-tenant cases generally heard?
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- When might someone use rent escrow?
- Can someone who is six months into a one-year lease leave if they find a better job in another state?
- Where might a tenant find law addressing the habitability or livability of their rental property?

DROP YOUR ANSWERS IN CHAT



QUESTIONS?





MORE QUESTIONS?

Thurgood Marshall State Law Library

410-260-1430

lawlibrary@mdcourts.gov

A2J Department, Administrative Office of the Courts

410-260-1258

inquiries@mdcourts.gov

MD Access to Justice Commission

443-703-3037

reena@msba.org

Maryland Court & County Law Libraries

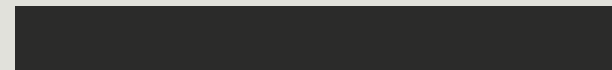
P.S...

We are starting to put together future Frontlines Sessions - we typically offer sessions in the Spring/Fall.

If you've attended past sessions, are there some topics you would like to know more about? In the past we have offered sessions on topics like Family Law, Forms, and Life & Health Planning. Survey will be sent you after this webinar ends.

You can look at past sessions [here](#).

Also, Audrey and I will be presenting at this year's MLA/DLA conference in May - come see us! We will be presenting **"Keeping Current: Updating Your Library's Legal Reference Guide"** on Thursday, May 8, at 8:30 AM.



THANK YOU!

