CITY OF BALTIMORE COUNCIL BILL 11-0263R (Resolution)

Introduced by: Councilmembers Kraft, Henry, President Young, Councilmembers Middleton, Curran, Branch, Spector, Clarke, Stokes, Holton, Welch, Reisinger Introduced and adopted: March 7, 2011

A COUNCIL RESOLUTION CONCERNING

1 2	In Support of State Legislation – House Bill 1004 - Real Property – Landlord and Tenant - Breach of Lease
3	FOR the purpose of expressing support for House Bill 1004, "Real Property – Landlord and
4	Tenant – Breach of Lease," which seeks to establish disturbing the peace as a breach of lease
5	that would allow eviction with 14 days' written notice, and respectfully requesting the
6 7	Honorable Chairs and Members of the Baltimore City Senate and House Delegations to the 2011 Session of the Maryland General Assembly to secure the adoption of this legislation.
8	WHEREAS, on January 31, 2011, the Baltimore City Council adopted Council Bill 10-0618,
9	"Neighborhood Nuisances – Enforcement by Citation," in an effort to provide City agencies with
10 11	an additional resource to address disruptions to neighborhoods caused by nuisance properties, and
12	WHEREAS, testimony given to the Judiciary and Legislative Investigations Committee at the
13	public hearing for Council Bill 10-0618 highlighted the significant negative impact a single
14 15	problem property can have on an otherwise stable neighborhood and how lengthy the process to resolve these situations can be, and
16	WHEREAS, further testimony revealed that, if provided with the legal tools to do so, many
17	landlords and other property owners would be willing to work in partnership with the
18	surrounding community to remove problem tenants promptly and alleviate the neighborhood
19	disturbance, and
20	WHEREAS, House Bill 1004, "Real Property – Landlord and Tenant – Breach of Lease,"
21	introduced to the Maryland General Assembly on February 11, 2011, seeks to provide such a
22	tool by specifically identifying a violation of State Criminal Law Article, §10-201(c)(2) as a
23	breach of lease eligible for eviction with 14 days' written notice, and
24	WHEREAS, passage of this bill would promote neighborhood stability by providing
25	neighborhood residents, enforcement agencies, and property owners with a more immediate
26	response to problem properties.
27	Now, therefore, be it resolved by the City Council of Baltimore, that this Body
28	supports passage of House Bill 1004, "Real Property – Landlord and Tenant – Breach of Lease,"
29	which seeks to establish disturbing the peace as a breach of lease that would allow eviction with
30	14 days' written notice, and respectfully requests that the Honorable Chair and Members of the

Baltimore City Senate and House Delegations to the 2011 Session of the Maryland General

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Council Bill 11-0263R

1 Assembly act to secure adoption of House Bill 1004, "Real Property – Landlord and Tenant – Breach of Lease".

AND BE IT FURTHER RESOLVED, That a copy of this Resolution be sent to the Honorable
Chair and Members of the Baltimore City Senate and House Delegations to the 2011 Maryland
General Assembly, the Mayor, the Mayor's Office of Intergovernmental Relations, and the

6 Mayor's Legislative Liaison to the City Council.