



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Text

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**File #:** 11-0263R, **Version:** 0

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INTRODUCTORY\*

CITY OF BALTIMORE  
COUNCIL BILL        R  
(Resolution)

Introduced by: Councilmember Kraft

### A RESOLUTION ENTITLED

A COUNCIL RESOLUTION concerning

#### **In Support of State Legislation - House Bill 1004 - Real Property - Landlord and Tenant - Breach of Lease**

FOR the purpose of expressing support for House Bill 1004, "Real Property - Landlord and Tenant - Breach of Lease," which seeks to establish disturbing the peace as a breach of lease that would allow eviction with 14 days' written notice, and respectfully requesting the 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.

WHEREAS, on January 31, 2011, the Baltimore City Council adopted Council Bill 10-0618, "Neighborhood Nuisances - Enforcement by Citation," in an effort to provide City agencies with an additional resource to address disruptions to neighborhoods caused by nuisance properties, and

WHEREAS, testimony given to the Judiciary and Legislative Investigations Committee at the public hearing for Council Bill 10-0618 highlighted the significant negative impact a single problem property can have on an otherwise stable neighborhood and how lengthy the process to resolve these situations can be, and

WHEREAS, further testimony revealed that, if provided with the legal tools to do so, many landlords and other property owners would be willing to work in partnership with the surrounding community to remove problem tenants promptly and alleviate the neighborhood disturbance, and

WHEREAS, House Bill 1004, "Real Property - Landlord and Tenant - Breach of Lease," introduced to the Maryland General Assembly on February 11, 2011, seeks to provide such a tool by specifically identifying a violation of State Criminal Law Article, §10-201(c)(2) as a breach of lease eligible for eviction with 14 days' written notice, and

WHEREAS, passage of this bill would promote neighborhood stability by providing neighborhood residents, enforcement agencies, and property owners with a more immediate response to problem properties.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE, that this Body supports passage of House Bill 1004, "Real Property - Landlord and Tenant - Breach of Lease," which seeks to establish disturbing the peace as a breach of lease that would allow eviction with 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 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 Mayor's Legislative Liaison to the City Council.

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