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Porch front home. 6 rooms and bath, including modern unit kitchen. Oil heat.

2000 BLK. E. 31st ST.
Brick, porch front home. 7 rooms and bath. Gas heat.

1300 BLK. HOMESTEAD ST.
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Security deposit protects tenant, landlord, property

Everybody who lives in or has lived in an apartment is probably familiar with security deposits.

Unfortunately, most tenants are not aware of the rules and regulations which govern ways in which security deposits may be handled by landlords.

According to the Maryland Annotated Code (article 53, sections 41 thru 43h), if a landlord requires a tenant to put up any amount of money to protect the landlord against nonpayment of rent or damage to the leased premises, that payment is regarded as a security deposit and may not exceed two months rent, (so if your monthly rent is $150 the security deposit can not exceed $300).

If, upon payment of the security deposit, the landlord fails to give the tenant a receipt he is liable to the tenant in the amount of $25.

* * *

According to the Code, the security deposit may be used by the landlord to offset: a) unpaid rent, b) damage due to breach of lease and c) physical damage to the property.

When the landlord attempts to use the deposit to compensate for breach of the lease agreement, (tenant leaves before his lease expires), he can only claim the actual amount of money lost due to the tenant's breach.

This means that if the landlord re-rents the property before the end of the tenant's term, his damages are reduced by the amount he gains from the new agreement.

* * *

In accordance with the law, the landlord must, within 45 days after the end of the tenancy, return to the tenant the security deposit plus simple interest of 5 per cent per year, minus any damages suffered to the property.

(In connection with damages to the property, if a tenant makes a written request for a list of existing damages to the vacated premises within 15-days of his occupancy of those premises, the landlord must promptly provide such a list.

Failure to either refund the security deposit or provide a list of the damages makes the landlord liable to the tenant for three times the amount of the security deposit.

If the landlord fails to return the security deposit within 45 days, he is liable to the tenant for three times the amount of the security deposit (plus attorney's fees).

The landlord must also attempt to notify the tenant at his last known address within 30-days after termination of the tenancy, of the reasons for withholding the security deposit.

Failure to due so will result in the loss of the landlord's right to withhold the deposit to offset damages.

For further information regarding security deposits or tenant/landlord rules and regulations contact: George B. Laurent, Baltimore Neighborhood Inc. (32 West 25th Street) 243-6007.

Next wtek: A look at EVICTION LAWS.

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Requiem mass Thursday for

Reunion mass was said Thursday at St. James Episcopal Church for Dr. George E. Lee, 81, a prominent retired pharmacist who suffered a fatal heart attack Dec. 28 while in Detroit.

More than 80 mourners attended the mass which featured Gabriel's Faure Requiem sung by the church's 21 member choir.

* * *

The choir was directed by Maurice Murphy. The pastor, the Rev. Donald O. Wilson, led the mass.

In the eulogy, the Rev. Mr. Wilson consoled the family by saying, "Grieve not, for God has given him a long and a productive life."

A graduate of Tuskegee Institute and Virginia Union College, Dr. Lee was a member of the last class to receive doctoral degrees in pharmacy at Howard University.

Pallbearers were Judge Robert B. Watts, Judge Harry A. Cole, Samuel Phillips, Lester B. Wallace, Thomas Lee and Dewit Howard.

Others present included Dr. Saul Purdue, Dr. Edward McDaniels, Senator Alvin Jones and Otis Oliver.

Dr. Lee is survived by his son, George E. Lee; daughter, Mrs. Elaine L. Howard; three grandchildren, George V. Lee, Helen E. Lee and Jacob DeWit Howard III; a sister, Mrs. Birdie Lee Jones and two brothers, Dr. Maurice Lee and Ralph Lee.

DEATH NOTICES — When a loved one dies, you can have your funeral director let your friends know. Simply call AFRO Classified, 728-8200. Death notices accepted up until two hours before publication, noon on Tuesdays and Fridays.

TONY R. VALENTINE, son of Mr. and Mrs. Irvin M. Valentine of 3824 Roland View Ave., has been assigned to Chanute AFB, Ill., after completing Air Force base training. Airman Valentine attended Mergenthaler Vocational Technical High School and Indiana Vocational Technical College.

FULTON A. SPRIGGS JR., son of Mr. and Mrs. Fulton A. Spriggs Sr. of 804 Whitmore Ave., has been assigned to Lowry AFB, Colo., after completing Air Force basic training. He is a 1972 graduate of Mergenthal Vocational-Technical High School...

—Upshur—
BURTON A. TOWLES JR., son of Burton A. Towles Sr. of 806 Whitmore Ave., has been assigned to Keesler AFB, Miss., after completing Air Force basic training. He is a 1973 graduate of Carver Vocational Technical High School and attended Community College of Baltimore.

THADDEUS K. CLARKE, son of Mrs. Ethel Briley of 4510 Springdale Ave., has been assigned Ft. Belvoir, Va., after completing Air Force basic training. Airman Clarke is 1973 graduate of Northwestern High School.

JAMES E. BONNER JR., son of Mr. and Mrs. James E. Bonner Sr., of 2304 W. Lexington St., has been assigned to Lowry AFB, Colo., after completing Air Force basic training. Airman Bonner attended Baltimore City College.

—Upshur—
DONALD L. LEE, son of Mr. and Mrs. Herman L. Lee of 2707 E. Hofman St., has been assigned to Chanute AFB, Ill., after completing Air Force basic training. Airman Lee is a 1973 graduate of Mergenthaler Vocational Technical High School.

Mt. Moriah 'mother' dies after lengthy illness

Burial rites were held Wednesday afternoon for Mrs. Bessie Walker, 2617 Ridgely St. at Mt. Moriah Baptist Church, 2201 Garrison Blvd.

The first Sunday School teacher, first choir member and first deaconess of Mt. Moriah, Mrs. Walker died the previous Thursday evening at South Baltimore General Hospital.

Mrs. Walker, 72, had been a member of the church for over 40 years. Born January 6, 1901 to the late Peter Phillips and Mrs. Ella Phillips in Calvert Co. Maryland, Mrs. Walker had been active in church affairs all of her life.

* * *

The Rev. Jessie Boyd pastor of Mt. Moriah, said that Mrs. Walker was the last to die among the charter members and was considered the "Mother" of the church.

Surviving Mrs. Walker are: daughter, Mrs. Grace Bates; aunt, Mrs. Mary Beckers; granddaughter, Mrs. Mary Maurouest; grandson, Howard Bates Jr.; seven nephews, nineteen grandchildren and a host of friends.

Morton and Dyett Funeral Home handled the funeral and burial in Arbutus Memorial Park.

Sen. Dalton strikes for strong rent laws

Holding improvement to the city's rent court crucial to make community maintenance, Sen. Robert L. Dalton, 2nd, will spearhead a campaign, this session to strengthen Baltimore's landlord - tenant laws.

"The weakness of our present laws makes it difficulty if not impossible for justices to prevail," he said. "A rent court should be neither a collection agency for landlords nor a legal umbrella for dodging responsibility for

Sen. Dalton, who has been engaged in a long range effort to stablize and renovate communities in east Baltimore, claims that both landlords and tenants should know that they will be penalized if they fail to fulfill obligations which are important to the community.

* * *

He has prepared to introduce legislation which will require that all leases be in writing.

The writen lease is to contain a statement signed by the tenant, after inspection of the premises, that they are habitable.

Both the tenant's responsibility for damages and the tenant's rights under a security deposit would have to be spelled out in writing as part of the contract.

Also in his packet are bills that would require maintenance of a rent receipt book by all landlords.

Delay distres actions by landlords to 10 days after payment is due would relieve the court of many cases where a delay in payment is corrected prior to the time a hearing is scheduled, but in which the landlords does, in fact, receive his payment. Many other states provide such grace periods.

Prohibiting retaliatory eviction in Baltimore City Because a tenant complains, in good faith, to the landlord, of housing deficiencies or because a enanti s a member of a tenant organization.

ment of Social Services in assisting the assistance of the Department of Social Services in assessing facts pertinent to a case before making recommendations is also in Senator Dalton's packet.

Relatives identify body

The body of an unknown black male who was found Nov. 23 in the 1100 block McCulloh St. and has been at the City Morgue for 25 days has been identified by relatives.

Mrs. Bernice White, a school crossing guard at Preston and Druid Hill Ave., told the AFRO, "My friend recognized the description in the AFRO. We did not know where he was because he had moved from my house."

The dead youth was identified as Jessye White, 23, nephew of Mrs. White. Mrs. White said, "He use to live with me but decided he wanted to get his own place. He was a beautiful person, but he was an introvert.

Mrs. White stated that her nephew had ben to her house for dinner the same day the shooting occurred. Mr. White's body has been shipped to New York where funeral services will be held.

Pre-filed bills Lottery draw set Jan. 10

H. B. 187 — Brailey (PF.) — Unemployment Insurance: Amending Section 6 (a) of Article 95A of the Code, to remove the authority of the Executive Director of the Employment Security Administration to disqualify certain persons for benefits under certain conditions, and generally relating to unemployment insurance benefits. (Economic Matters)

H. B. 196 — Webster (P.F.) — Human Relations Commission: Adding new Section 31 to Article 49B of the Code, to extend the authority of the State Human Relations Commission, to certain public and private institutions. (Judiciary)

Earth, sun, moon position to bring high tides here

Maryland has been warned to brace for the tides of Jan. 8 and Feb. 7.

Cal Abbe, Jr., says the Department of Natural Resources, higher-than-normal tides will occur as a result of a somewhat unusual relationship between the earth, sun and moon.

Turbit Slaughter of DNR Geological Survey says the Chesapeake Bay Tides could range from two to four feet above normal.

Normal Bay mean tidal range is a foot and a half.

How serious the higher-than-normal water will be depends on many meteorological factors, particularly the direction and intensity of the winds at the time. Sustained southeast or southwest winds could bring flooding to low lying waterfront regions.

Carroll Thomas named delegate to U.S. Senate Youth Conference

Dr. Roland N. Patterson, superintendent of Public Instruction, has announced appointment of Carroll H. Thomas as a Maryland delegate to the 19th annual U. S. Senate Youth Program in Washington, D.C.

Mr. Thomas is one of two students who will represent Maryland in this program. The states high school student delegates are named by Dr. A. Sensenbaugh, state superintendent of schools.

Carroll Thomas, 18, 1004 Beaumont Ave., attends Lake Clifton Senior High School where he is student coordinator, and a student council representative. He has also been a representative in the Student Senate.

In addition, 101 other selected high school student body officers, two from each state and the District of Columbia, will make the trip to Washington, D.C. from Feb. 2 to Feb. 9, 1974 for a week's internship of the Federal Government.

Each of the 102 delegates will receive a $1,00 college scholarship which, along with the program, is made possible by a grant from the William Randolph Hearst Foundation. No government funds are used.

* * *

The students, during this week's internship in the nation's capital, will spend a day in their Senator's offices, and will attend briefings throughout the week with senators, leading Cabinet members, members of the House of Representatives and other government departments and agencies.

The operations of the Senate will be particularly stressed during the week. Briefings have also been arranged with leading cabinet members, senators, a justice of the Supreme Court and the Speaker of the House of Representatives.

A visit to the White House is also scheduled, in which tentative plans include a meeting with President Nixon.

Arrangements for the Program's 12th anniversary are being made by the Senate Youth Advisory Committee under the co-chairmanship of Senators Hubert H. Humphrey (D-Minn) and Lowell P. Weicker, Jr. (R-Conn.)

Master teachers to be trained

Dr. Roland N. Patterson, superintendent of Public Instruction, has anounced that during the month of January the Office of Staff Development will train 117 "master teachers" in teaching-by-objectives procedures.

As a result of participating in the Teaching-By-Objectives Workshop the "master teachers" will be able to: (1) construct behavioral objectives and learning hierarchies. In addition, the participants will be able to describe how to use the learning hierarchies to monitor the continuing progress of students.

Curriculum coordinators and program assistants will also participate in the Teaching-By-Objectives Wirkshops increasing the total number of participants to 150.

The Teaching-By-Objectives procedures being taught, the participating "master teachers" will be used in the Workshops by the Workshop Instructor, Dr. Marvin J. Cook, professor in the Division of Education, University of Maryland Baltimore City. The Workshop will thus be a live, three-day demonstration of Teaching-By-Objectives.

Each participant will receive three days of intensive training. The sessions are to be in 4 three-day cycles, beginning Jan. 7 through Jan. 30 with approximately 30 participants per session.

Throughout the Workshop the "master teachers" will be provided proven suggestions that will enable them to use the material to teach others.

Elevator bill will insure working order

Calling elevators "a vital link to the outside world for people living or working in high rise buildings," Sen. Verda F. Welcome, D., 4th, plans to introduce legislation to assure that "an elevator will be working when it is needed" and "will take people to their destination without mishap."

"Age of equipment and adequate servicing are important elements in maintaining proper functioning," says Sen. Welcome.

Her bill will limit the length of time a public elevator can remain in service to 20 years. The installation date would be posted for the public's information.

* * *

A second bill, which she will introduce when the session begins next week, will require that all public elevators be under a service contract.

The Commissioner of Labor and Industry would approve the person, firm or company fulfilling the contract. The holder of the contract would service the elevator for safe operation on a regular basis.

The implementation of service contracts was recommended by the Study Commission on Elevator, Escalator and Dumbwaiter Laws established in 1971.

Mrs. Kammer recreation leader retires

Mrs. Eleonore Kamer after 25 years with the Baltimore Bureau of Recreation is retiring.

Her first 3 years were spent as a substitute at many centers around the were spent at Curtis Bay Recreation Center. She has handled during this time all

Social Services blasts Mandel

Officials of the Anne Arundel County Department of Social Services say Gov. Mandel sould pressure the Department of Health, Education and Welfare to take its share of responsibility for the "welfare mess" and not put all the fault on local welfare directors.

"He should be joining other equally concerned governors in presuring HEW to take its share of responsibility for the 'welfare mess' and in publicizing the casualty evident in Casper Weinberger's definition of error," the group says.

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"Instead, our governor decided to make scapegoats of the local welfare directors and hold them responsible for the well-known deficiencies of the program they are hired to administer," their leter of protest says.

"The fact that most of the large industrial states have an error rate equal to that of Maryland should indicate to any rational, fair-minded person that the errors are the product of the system.

"It's a mishmash of complicated laws, conflicting regulations and tangeled red tape that the recording officers are supposed to dispute with accuracy," the letter says.

"Everyone wants to see the error rate reduced, but it's not going to be accomplished by the governor's calling in the local welfare directors and holding their feet in the fire.

"The welfare program is the joint responsibility of federal, state and local governments and it's going to take corrective action by all three to produce results," the group says.

Holdup shooting victim dies Thursday

John Whitmore, 58, 80 block N. Carey St., shot and critically wounded Dec. 28 in the 120 block Pensylvania Ave. in a holdup try, died at the Bon Secours Hospital early Thursday morning.

Police state one of two after he told them he did not have any money shortly after 7 p.m. According to police, the two men then fled East in the 800 block Dolphin St.

Homicide investigators are looking for the suspects described as being in their mid 20's. One was reportedly wearing dark pants.

Mr. Whitmore's body remained at the City Morgue by Thursday evening.

Miss Hart is on dean's list

Miss Sandra Hart, daughter of Mr. and Mrs. Filmore Hart of 2302 Ashburton St., Baltimore is one of 296 students at Findlay College, Findlay, Ohio, named to the Dean's list, a student must term.

To be eligible for the Dean's list, astudent must maintain a minimum grade point average of 3.5 on a 4.0 scale, and must take at least two courses per term, according to Dr. William J. McBride, dean of the college.

Findlay College is a fully-accredited, four-year, co-educational, liberal arts institution located in northwestern Ohio. Approximately 960 students are currently enrolled.

Divorces Filed

Valerie Marshall vs. Michael