

## COUNTY LOCAL LAWS

COMMISSION SHALL HAVE THE POWER TO SUMMON ALL WITNESSES IT DEEMS NECESSARY. A SUMMONS SO ISSUED MUST BE SIGNED BY THE CHAIRMAN OF THE COMMISSION OR HIS DESIGNEE AND SHALL REQUIRE THE ATTENDANCE OF NAMED PERSONS AND THE PRODUCTION OF RELEVANT DOCUMENTS AND RECORDS. FAILURE TO COMPLY WITH A SUMMONS SHALL CONSTITUTE A VIOLATION OF THIS CHAPTER. WITHIN TEN (10) DAYS AFTER SAID HEARING, OR, IF NO HEARING IS CONDUCTED, WITHIN TWENTY (20) DAYS AFTER THE COMPLAINT HAS BEEN REFERRED TO IT, THE COMMISSION SHALL, BY ORDER, EITHER REVERSE, MODIFY OR AFFIRM THE ACTION APPEALED AND SHALL ISSUE ITS FINDINGS, OPINION, AND ORDER IN WRITING AND PROVIDE A COPY THEREOF TO THE PERSON AGGRIEVED. THE COMMISSION MAY EXTEND THE TIME FOR ANY HEARING AND THE ISSUANCE OF ANY FINDINGS, OPINIONS AND ORDERS.

## 93A-25. APPEALS.

ANY PERSON AGGRIEVED BY A FINAL ACTION OF THE COMMISSION RENDERED UNDER THIS ARTICLE MAY APPEAL TO THE CIRCUIT COURT FOR MONTGOMERY COUNTY IN ACCORDANCE WITH THE MARYLAND RULES OF PROCEDURE FOR A REVIEW OF SUCH ACTION.

## ARTICLE IV

## LANDLORD-TENANT OBLIGATIONS

## 93A-26. LEASE REQUIREMENTS.

ALL LEASES OR AGREEMENTS FOR THE OCCUPANCY OF A DWELLING UNIT IN A RENTAL FACILITY LOCATED IN MONTGOMERY COUNTY, MARYLAND, MUST:

(A) BE EXECUTED IN DUPLICATE, ONE COPY OF WHICH MUST BE PROVIDED TO THE TENANT AT TIME OF EXECUTION.

(B) BE OFFERED FOR AN INITIAL TERM OF TWO (2) YEARS TO BE ACCEPTED AT THE PROSPECTIVE TENANT'S OPTION, UNLESS A REASONABLE CAUSE EXISTS FOR OFFERING AN INITIAL TERM OF OTHER THAN TWO (2) YEARS.

(C) NOT CONTAIN A WAIVER OF NOTICE TO QUIT. IN THE EVENT A LANDLORD SERVES NOTICE NOT TO RENEW A LEASE AND THE TENANT REQUESTS THE REASON FOR SUCH FAILURE TO RENEW, THE LANDLORD SHALL BE HELD HARMLESS FROM CHARGES OF LIBEL RELATED THERETO.

(D) CONTAIN NO WAIVER OF THE LANDLORD'S