

MONTGOMERY COUNTY

(A) COMPLYING WITH ALL APPLICABLE PROVISIONS OF ANY FEDERAL, STATE OR COUNTY STATUTE, CODE, REGULATION OR ORDINANCE GOVERNING THE MAINTENANCE, CONSTRUCTION, USE OR APPEARANCE OF THE DWELLING UNIT AND THE PROPERTY OF WHICH IT IS A PART;

(B) KEEPING ALL AREAS OF HIS BUILDING, GROUNDS, FACILITIES, AND APPURTENANCES IN A CLEAN, SANITARY AND SAFE CONDITION;

(C) MAKING ALL REPAIRS AND ARRANGEMENTS NECESSARY TO PUT AND KEEP THE DWELLING UNIT AND THE APPURTENANCES THERETO IN AS GOOD CONDITION AS THEY WERE, OR OUGHT BY LAW OR AGREEMENT TO HAVE BEEN, AT THE COMMENCEMENT OF TENANCY;

(D) MAINTAINING ALL ELECTRICAL, PLUMBING AND OTHER FACILITIES AND CONVENIENCES SUPPLIED BY HIM IN GOOD WORKING ORDER;

(E) PROVIDING AND MAINTAINING APPROPRIATE RECEPTACLES AND CONVENIENCES FOR THE REMOVAL OF ASHES, RUBBISH AND GARBAGE, AND ARRANGE FOR THE FREQUENT REMOVAL OF SUCH WASTE;

(F) SUPPLYING WATER AND HOT WATER AS REASONABLY REQUIRED BY THE TENANT AND SUPPLYING ADEQUATE HEAT AS PROVIDED BY CHAPTER 91, TITLE "HOUSING STANDARDS," OF THE MONTGOMERY COUNTY CODE 1965, AS AMENDED.

WHERE THE DUTY IMPOSED BY SUBSECTION (A) IS INCOMPATIBLE WITH, OR GREATER THAN, THE DUTY IMPOSED BY ANY OTHER CLAUSE OF THIS SECTION, THE LANDLORD'S DUTY SHALL BE DETERMINED BY REFERENCE TO SUBSECTION (A).

93A-31. COMPLAINT BY TENANT.

IF ANY AFFECTED TENANT HAS REASON TO BELIEVE THAT A DEFECTIVE TENANCY EXISTS, HAS GIVEN THE LANDLORD WRITTEN NOTICE OF HIS COMPLAINT ALLEGING A DEFECTIVE TENANCY, AND THE LANDLORD FAILS TO MAKE A BONA FIDE EFFORT TO RECTIFY THE DEFECTIVE CONDITION WITHIN ONE (1) WEEK AFTER SAID NOTICE HAS BEEN GIVEN, THE AFFECTED TENANT MAY FILE WITH THE EXECUTIVE DIRECTOR A COMPLAINT IN WRITING, WHICH SHALL STATE THE NAME AND ADDRESS OF THE LANDLORD, THE PREMISES IN QUESTION, AND THE PARTICULARS OF THE ALLEGED DEFECTIVE TENANCY.

93A-32. COMPLAINT BY LANDLORD.