

## MONTGOMERY COUNTY

Extraordinary rent increase shall mean an increase in rent as authorized by Section 29-51b. of this Chapter.

Holdover tenant shall mean a tenant whose previous lease has expired and who continues to occupy the same dwelling unit.

Including shall mean including but not limited to.

Initial leasing period shall mean that period of time covered by the first lease executed for occupancy of a new dwelling unit as identified in Section 29-49c. of Chapter 29 of the Montgomery County Code 1972, as amended.

Non-monthly payment shall mean a nonrecurring or one-time or irregularly recurring charge or deposit of money with the landlord by the tenant on or after the entering into of a lease. Examples of such payments could be swimming pool fees, air conditioning charges, cleaning fees, security deposits, application fees, credit investigation fees, and one-time pet or "doggie" fees. Such payment may or may not be refundable upon the expiration of a lease.

Person aggrieved shall mean a person whose personal or property rights are adversely affected by the decision of the Executive Director of the Montgomery County Office of Landlord-Tenant Affairs, or his designee, or the Montgomery County Commission on Landlord-Tenant Affairs. The decision must not only affect a matter in which the person has a specific interest or property right but his interest therein must be such that he is personally and specially affected in a way different from that suffered by the public generally.

Prospective tenant shall mean any person who intends to occupy or is seeking to occupy a dwelling unit for living or dwelling purposes with the landlord's consent, but is not a holdover tenant.

Rent, for the purposes of this Chapter, shall mean the amount charged for the right to possession and use of a dwelling unit, including any required recurrent charge therefor and any required charge for the use of services of property in connection therewith, and may include non-monthly payments.

Rent payment interval shall mean the time period within the term of a lease for which a rent payment must be made to the landlord.

29-51. Rent adjustments, holdover tenants.