

## COUNTY LOCAL LAWS

have reason to believe that the rent control legislation has not been complied with, you may contact the Executive Director of the Montgomery County Office of Landlord-Tenant Affairs and provide him with a copy of the notice of the proposed rent increase and a written statement of why you believe there has been a failure to comply with those rent control laws.

(4) Any proposed rent increase, notice of which you have received, which conforms to Section 29-64 of the Montgomery County Code 1972, as amended, will go into effect as of the date specified in the notice. However, if it is later determined that all or any part of the increase is illegal or is reduced, the amount of any excessive payment will be refunded to you within 30 days of the date of the determination that the increase was illegal or excessive of final review of the proposed increase, whichever last occurs.

(5) It is illegal for us to evict you for filing a complaint with any public agencies, including the Office of Landlord and Tenant Affairs, or for filing a lawsuit against us or for joining any tenant's organization, and we will not evict you for any of those reasons.

(6) It is hereby declared that the foregoing statements and facts are true to the best of our knowledge and belief; and that to the best of our knowledge and belief the increase in your rent is not in violation of the Montgomery County rent control laws.

f. The notice may be delivered to the tenant by any reasonable means. However, unless the notice is mailed to the tenant's dwelling unit, delivery is not considered to have been made unless a signed receipt is obtained from the tenant or his representative. If the tenant is notified by mail, other than registered or certified mail, the landlord shall certify, by affidavit, that he has mailed the notice, and he shall retain a copy of the affidavit in his records.

29-65. Payment of rent increase.

If a tenant is notified of a proposed increase in accordance with Section 29-64, the tenant shall pay the rent increase, as specified in the notice, until the completion of all the rent increase procedures, including all appeal procedures and regardless of the initial action of the Executive Director. If all or any part of an increase is determined to be illegal or is reduced, the landlord shall refund the amount determined to be illegal or excessive to the tenant within thirty (30) days after the date of the determination or of final