

MONTGOMERY COUNTY

review of the proposed increase, whichever last occurs.

29-66. Report rent control violations.

Whenever a tenant believes that his landlord has violated any provision of this Article, he shall attempt to meet with the landlord to explain his belief, and attempt to correct the action which constitutes the violation. If the tenant is not satisfied with the results of that meeting, or if the landlord will not meet with him, he may contact the Office of Landlord-Tenant Affairs and report the violation. In reporting the violation, the tenant shall provide the Office with a copy of all pertinent documents bearing on any aspect of the alleged violation, including, if pertinent, any notice of rent increase, and a statement, in writing, as to why he believes there has been a violation of this Article.

29-67. Prohibited practices.

a. No landlord or owner may make any changes in his leasing or business practices with respect to any dwelling unit subject to this Article for the purpose of avoiding compliance with any provision of this Article.

b. No landlord may take retaliatory action against any tenant who exercises any rights conferred upon him by this Article or against any tenant who assists another tenant in exercising those rights. For purposes of this section, "retaliatory action" includes eviction, threat of eviction, violation of privacy, harrassment, reduction in quality or quantity of services not otherwise authorized under this part, or any form of threat or coercion.

29-68. Maintenance and availability of records.

a. As of the effective date of this Act, and until the termination of local rent controls, all landlords of all dwelling units covered by this Article shall maintain records in the State of Maryland which shall indicate (1) the base rent for such dwelling units, (2) a statement of the basis for any rent adjustment made in the rent for such dwelling units, and (3) a copy of any notice of rent increase given for such dwelling unit. The records shall also contain a statement of the landlord's customary practice before December 31, 1972, with respect to increasing the cost to a tenant of non-monthly payments when rent was increased.

b. The records required to be maintained in subsection a, above, shall be available, or shall be made