

MONTGOMERY COUNTY

determined by the Executive Director.

Commission. The Montgomery County Commission on Landlord-Tenant Affairs.

County laws. Unless otherwise indicated, shall include Chapter 27, Article II of Chapter 8, Chapter 22, Chapter 26 and Chapter 59 of this Code, as now or hereafter amended, and all other housing-related laws, ordinances and resolutions, as now or hereafter enacted.

Defective tenancy. Any condition in a rental facility which constitutes a violation of the terms of the lease or any provision of this Chapter, or constitutes a violation of any law, regulation or code.

Dwelling unit. That portion of a multi-family building, structure or facility of two or more units which is designated, intended or arranged for use or occupancy as a residence by one or more persons. Dwelling unit shall also include personal property, such as a trailer coach (as defined in Section 54-42 of the Montgomery County Code 1972, as amended, and also known as a mobile home), located in Montgomery County when offered for lease as a place of abode rather than as temporary lodging. It shall also include real property upon which the personal property is situated (or is to be situated) and which is necessary for the convenient use of the personal property. It shall also include property owned by the landlord which is available for use by the tenant in connection with his occupancy of personal property for which he must pay rent. However, in the case of trailer coaches (mobile homes) and real property on which such are situated, the provisions of subsections (b) and (t) of Section 29-26 of this Chapter shall not apply.

Executive Director. The head of the Office of Landlord-Tenant Affairs appointed by the County Executive and confirmed by the County Council.

Inspection or Inspections. An examination of a rental facility or any part thereof as the Executive Director shall deem appropriate to carry out the purposes of this Chapter.

Landlord. The owner, the owner's agent, lessor or sublessor of the dwelling unit or the property of which it is a part and, in addition, means any person authorized to exercise any aspect of the management of the premises except those persons engaged solely in custodial and maintenance functions.

Lease. Any written agreement which establishes or