

Section 8-402.1(a)(1)

Annotated Code of Maryland

(1996 Replacement Volume and 2000 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Real Property

8-402.1.

(a) (1) (i) [When] WHERE a lease provides that the landlord may repossess the premises if the tenant breaches the lease, [and the landlord has given the tenant 1 month's written notice that the tenant is in violation of the lease and the landlord desires to repossess the premises, and if the tenant or person in actual possession refuses to comply,] the landlord may make complaint in writing to the District Court of the county where the premises is located IF:

1. THE TENANT BREACHES THE LEASE;

2. A. THE LANDLORD HAS GIVEN THE TENANT ~~1 MONTH'S~~ 30 DAYS' WRITTEN NOTICE THAT THE TENANT IS IN VIOLATION OF THE LEASE AND THE LANDLORD DESIRES TO REPOSSESS THE LEASED PREMISES; OR

B. THE BREACH OF THE LEASE INVOLVES BEHAVIOR BY A TENANT OR A PERSON WHO IS ON THE PROPERTY WITH THE TENANT'S CONSENT, WHICH DEMONSTRATES A CLEAR AND IMMINENT DANGER OF THE TENANT OR PERSON DOING SERIOUS HARM TO THEMSELVES, OTHER TENANTS, THE LANDLORD, THE LANDLORD'S PROPERTY OR REPRESENTATIVES, OR ANY OTHER PERSON ON THE PROPERTY AND THE LANDLORD HAS GIVEN THE TENANT OR PERSON IN POSSESSION ~~5~~ 14 DAYS' WRITTEN NOTICE THAT THE TENANT OR PERSON IN POSSESSION IS IN VIOLATION OF THE LEASE AND THE LANDLORD DESIRES TO REPOSSESS THE LEASED PREMISES; AND

3. THE TENANT OR PERSON IN ACTUAL POSSESSION OF THE PREMISES REFUSES TO COMPLY.

(ii) The court shall summons immediately the tenant or person in possession to appear before the court on a day stated in the summons to show cause, if any, why restitution of the possession of the leased premises should not be made to the landlord.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2001.

Approved May 18, 2001.