

Kathy K. Howard

From: Byrne, Kathleen (DHCD) <kathleen.byrne@baltimorecity.gov>
Sent: Monday, March 14, 2022 5:41 PM
To: Kathy K. Howard
Cc: Hessler, Jason (DHCD)
Subject: RE: Need help Verifying a statement

Kathy,

See responses below in red. All of the scenarios you identified below a landlord should be prepared to present to the Court in any action filed where the status of their rental license is at issue. We are working on a new licensing system that hopefully will be more user friendly on both ends, but even in the new system a rental license will not issue if the property has an outstanding notice of violation.

Katy Byrne

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BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

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From: Kathy K. Howard <khoward@regionalmgmt.com>
Sent: Monday, March 14, 2022 5:28 PM
To: Byrne, Kathleen (DHCD) <kathleen.byrne@baltimorecity.gov>
Subject: Need help Verifying a statement
Importance: High

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I am correct that

1. That if a tenant has caused an issue that is a code violation that that does not immunize the landlord from being unlicensed because of a code violation – Yes – any open notice of violation will prevent a rental license from being issued.
2. If one unit in a multi-Family building has an unresolved code compliance issue that the entire building is deemed unlicensed – Yes – because the license is issued for the entire block/lot no matter the number of units in the multi-family building, a violation in one unit of a 20 unit apartment building will hold up the issuance of the license for the entire property.
3. That even if the landlord is attempting to regain possession of the property from a tenant causing a code compliance problem the unit and the building are not in compliance until the tenant is gone or cooperates with the LL to ameliorate the matter. Yes – until the notice is abated, i.e. an inspector verifies the violation is gone, the notice will remain outstanding and on the property.