
By: **Delegate Krysiak**
Introduced and read first time: February 10, 2000
Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant - Expedited Eviction Authority - Dangerous Acts**

3 FOR the purpose of reducing the amount of time that a landlord must give to evict a
4 tenant if the tenant or another person on the premises with the tenant's
5 permission breaches the lease by committing a violent act or behaving in a
6 manner that constitutes a danger to certain other people or property; making a
7 stylistic change; and generally relating to the expedited eviction authority of a
8 landlord for a breach of lease.

9 BY repealing and reenacting, with amendments,
10 Article - Real Property
11 Section 8-402.1(a)(1)
12 Annotated Code of Maryland
13 (1996 Replacement Volume and 1999 Supplement)

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

16 **Article - Real Property**

17 8-402.1.

18 (a) (1) (i) [When] WHERE a lease provides that the landlord may
19 repossess the premises if the tenant breaches the lease, [and the landlord has given
20 the tenant 1 month's written notice that the tenant is in violation of the lease and the
21 landlord desires to repossess the premises, and if the tenant or person in actual
22 possession refuses to comply, the landlord may make complaint in writing to the
23 District Court of the county where the premises is located] THE LANDLORD MAY
24 MAKE COMPLAINT IN WRITING TO THE DISTRICT COURT OF THE COUNTY WHERE
25 THE PREMISES IS LOCATED IF:

26 1. THE TENANT BREACHES THE LEASE;

