



Bill No: HB 574 – Montgomery County Stable Homes Act

Committee: Environment and Transportation

Date: 2/16/2021

Position: Oppose

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's counties. As such, AOBA members have several concerns and must oppose this legislation.

As drafted, this bill would require Montgomery County housing providers to house and renew a tenant's lease forever unless the provider can prove in court the existence of one of eight "just causes" for eviction or non-renewal. While the legislation is presented as a tenant's rights bill, good tenants will suffer if apartment owners cannot timely remove problem tenants. We oppose the bill for the following reasons:

- **The bill is a solution in search of a problem** -- According to the District Court of Maryland's Landlord/Tenant Case Activity Report between January 2020 and August 2020, the overwhelming majority of Landlord/Tenant actions filed in Montgomery County were directly related to a resident's failure to pay rent—18,402 of 18,781 total cases. (See attached documentation) Further, per the most recent Maryland Judiciary's statistical abstract accessible, for Fiscal Year 2018, 48,713 landlord-tenant cases were filed in Montgomery County that fiscal year. Of those cases, the Department of Legislative Services reports that 47,930 actions were "failure to pay rent" cases. That means, only 783 — or 1.6% of the cases filed in the District Court in FY 2018 were for a reason other than failure to pay rent. The Montgomery County Office of Legislative Oversight Evictions report highlights that for fiscal years 2010-2017, writs of restitution declined by 17% and evictions declined by 19%. In fact, only 800-1,100-- roughly 2% of the 45,000-50,000 cases filed resulted in evictions each year. Additionally, staff of the Montgomery County Commission on Landlord Tenant Affairs reports that from 2002 to 2018, there have been two cases before the Commission alleging retaliatory actions by landlords, with a landlord and tenant each prevailing in one case. While housing providers agree that any instance of eviction is upsetting for a family, the evidence does not support the notion that property management is unlawfully throwing residents onto the streets—in retaliation or otherwise.
- **It will be more difficult to remove nuisance tenants** – This bill would make it significantly more difficult and lengthy to remove a nuisance tenant by requiring a housing provider to prove in court one of eight listed reasons considered "just cause" for not renewing a lease.

Good tenants expect their respective housing provider to provide them the quiet enjoyment of their premises – not to be dragged into court to testify against a problematic neighbor. Neighboring tenants will not testify in most cases for fear of retribution from the problem tenant. However, if the housing provider cannot document and prove the offending behavior, the nuisance tenant will never be removed and the good tenants will suffer, then leave.

- **This legislation conflicts with existing state law to the detriment of community safety** - If a tenant engages in disorderly conduct that disturbs the peace, the housing provider must: (1) provide written, mailed notice to the tenant to cease the conduct within 30 days; and if the problem is not remedied by the tenant over the initial 30 day period, (2) provide another written mailed notice giving 60 days' notice of their intent to evict the tenant. This language conflicts with existing state law that enables a housing provider to file a case for eviction with 14 days' notice when a tenant engages in conduct which demonstrates a clear and imminent danger of the tenant doing serious harm to themselves, other tenants, property management staff or other persons. A person firing weapons, engaging in arson, threatening individuals, or other dangerous conduct who could be taken to court in 14 days today will require 90 days' notice under this bill.
- **Non-renewals are infrequent** – We know from experience that most tenants are good people who abide by the community rules and pay their rent on time. Housing providers have every reason to keep such tenants. However, each year about one percent of tenants are the subject of repeated neighbor complaints due to their conduct of threatening behavior, noise, illegal activity, or other lease violations. That one percent of tenants is currently issued a 60-day notice to vacate, and the problems are eliminated expeditiously.
- **Laws already protect against “retaliatory evictions”** – The State and Montgomery County already have robust laws that prohibit an eviction or retaliatory action against a tenant as a result of the tenant:
 - Filing a complaint with the housing provider;
 - Filing a complaint against the housing provider with any public agency;
 - Filing a lawsuit or testifying against the housing provider;
 - Being a member of a tenant's organization;
 - Exercising their rights under County housing law; or
 - Assisting another tenant in exercising their rights.

A housing provider may not, as a retaliatory action, impose an unreasonable rent increase, threaten, coerce, harass, violate privacy, terminate a periodic tenancy, or otherwise reduce the quality or level of services to the tenant. If these laws are violated, the landlord is liable for damages up to three months' rent, reasonable attorneys' fees and court costs.

- **Litigation will increase** – Under this bill, all violations of the lease must be documented as if the issue will go to court. Ultimately, housing providers would be forced to document files for every problem tenant with the expectation that the case may be headed to court in order to prove that “just cause” existed for not renewing a lease. This inherently raises the cost of owning and managing rental property.
- **The bill does not warrant local courtesy** – Similar legislation has been considered and rejected many times by the General Assembly, as both a statewide and local Montgomery County bill. This bill is unprecedented in Maryland because it diminishes the rights of rental

property owners to have and control the use of their property. A lease is a contract in which a property owner provides housing to a tenant, for a specified period-of-time, in exchange for rent. At the end of the contract, either party, with notice, may choose not to renew. However, this bill would bind one party – the property owner – to provide housing, forever, to a tenant. In effect, this bill would transform a leasehold into a life estate for the tenant. Just as it would be unfair to bind the tenant to renew the lease forever, it is unfair for the General Assembly to bind the property owner to renew the lease forever.

There is simply no need for this bill. Rental property owners desire to keep tenants and only choose to remove them when it is absolutely necessary. Turnover is expensive in terms of lost rent, advertising and the cost to prepare the apartment for leasing to a new tenant.

This bill: (1) is unfair to property owners;(2) will damage the economic viability of rental housing in Montgomery County; and (3) will make apartment communities less safe.

For these reasons AOBA urges an unfavorable report on HB 574.

For further information contact Erin Bradley, AOBA Vice President of Government Affairs, at 301-904-0814 or ebradley@aoba-metro.org.

DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT												
January 2020												
District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	13,473	616	3,847	64	35	0	77	0	5,832	702	85
2-1	Dorchester	232	21	16	0	1	0	0	0	75	18	0
2-2	Somerset	307	30	130	0	0	0	0	0	64	9	0
2-3	Wicomico	1,016	52	306	2	0	0	3	0	293	45	3
2-4	Snow Hill	129	8	49	0	0	0	1	0	30	3	0
2-5	Ocean City	0	18	3	0	0	0	1	0	3	2	0
	Total District 2	1,684	129	504	2	1	0	5	0	465	77	3
3-2	Cecil	502	10	131	2	1	0	6	0	165	15	3
3-3	Kent	21	4	8	2	0	0	1	0	3	4	0
3-4	Queen Anne's	27	2	13	1	1	0	1	0	13	4	0
3-5	Talbot	52	8	27	0	1	0	1	0	7	1	0
3-6	Caroline	66	7	30	2	0	0	2	0	27	1	0
	Total District 3	668	31	209	7	3	0	11	0	215	25	3
4-1	Calvert	105	4	33	2	0	0	0	0	30	11	0
4-2	Charles	993	45	389	4	2	0	3	0	377	43	3
4-3	St. Mary's	467	14	167	5	3	0	1	0	98	11	2
	Total District 4	1,565	63	589	11	5	0	4	0	505	65	5
5-0	Prince George's	14,145	373	467	55	20	0	40	0	2,483	452	35
6-0	Montgomery	3,989	272	345	39	10	0	13	1	1,017	71	5
7-0	Anne Arundel	4,223	64	678	15	11	0	17	0	1,549	118	3
8-0	Baltimore County	18,187	152	6,454	18	18	0	7	0	12,921	591	22
9-0	Harford	1,490	56	513	6	2	0	15	0	676	57	5
10-1	Howard	1,921	70	1,588	1	6	1	6	0	621	56	0
10-2	Carroll	228	22	65	4	2	0	3	0	130	8	1
	Total District 10	2,149	92	1,653	5	8	1	9	0	751	64	1
11-1	Frederick	753	51	376	5	2	0	2	0	216	11	1
11-2	Washington	1,097	99	311	6	10	0	4	0	327	75	2
	Total District 11	1,850	150	687	11	12	0	6	0	543	86	3
12-1	Allegany	98	36	8	3	2	0	1	0	29	22	0
12-2	Garrett	12	4	7	0	0	0	1	0	4	2	0
	Total District 12	110	40	15	3	2	0	2	0	33	24	0
	Grand Total	63,533	2,038	15,961	236	127	1	206	1	26,990	2,332	170

* "Warrant of Restitution" -landlord request the court to authorize the constable or sheriff to evict the tenant. ** "Evictions"-Removal of property and person from the premise. Eviction must take place within 60 days after the court orders the Warrant of Restitution*.

DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT

February 2020

District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	11,191	558	3,335	55	43	0	68	0	5,338	739	53
2-1	Dorchester	151	17	58	1	1	0	0	0	70	7	1
2-2	Somerset	217	10	82	1	1	0	0	0	27	10	1
2-3	Wicomico	970	37	243	1	0	0	3	0	228	35	1
2-4	Snow Hill	68	11	18	0	0	0	1	0	29	6	0
2-5	Ocean City	0	10	4	0	0	0	0	0	3	1	0
	Total District 2	1,406	85	405	3	2	0	4	0	357	59	3
3-2	Cecil	456	27	195	3	3	0	6	0	103	15	0
3-3	Kent	20	1	1	1	0	0	0	0	6	3	0
3-4	Queen Anne's	32	4	5	0	2	0	2	0	2	1	0
3-5	Talbot	37	4	10	0	1	0	0	0	14	1	0
3-6	Caroline	50	6	28	2	1	0	0	0	8	6	0
	Total District 3	595	42	239	6	7	0	8	0	133	26	0
4-1	Calvert	64	14	16	1	0	0	0	0	43	0	0
4-2	Charles	937	57	338	12	3	0	3	0	218	17	3
4-3	St. Mary's	354	12	203	2	3	0	0	0	56	10	0
	Total District 4	1,355	83	557	15	6	0	3	0	317	27	3
5-0	Prince George's	12,546	314	204	40	25	0	46	0	2,410	257	27
6-0	Montgomery	4,279	296	424	24	14	0	13	0	782	58	6
7-0	Anne Arundel	3,642	46	309	13	14	0	17	0	1,206	92	1
8-0	Baltimore County	15,431	121	4,666	18	22	0	0	0	3,052	455	19
9-0	Harford	1,400	47	528	7	4	0	8	0	369	47	4
10-1	Howard	2,105	52	995	3	3	0	13	0	484	33	1
10-2	Carroll	186	22	70	0	1	0	4	0	76	9	1
	Total District 10	2,291	74	1,065	3	4	0	17	0	560	42	2
11-1	Frederick	695	22	350	5	0	0	4	0	188	0	0
11-2	Washington	704	70	476	10	11	0	4	0	269	71	3
	Total District 11	1,399	92	826	15	11	0	8	0	457	71	3
12-1	Allegany	2	19	10	2	0	0	6	0	18	10	0
12-2	Garrett	8	8	5	0	0	0	0	0	3	0	0
	Total District 12	10	27	15	2	0	0	6	0	21	10	0
	Grand Total	55,545	1,785	12,573	201	152	0	198	0	15,002	1,883	121

DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT
March 2020

District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	8,047	218	1,639	39	30	0	48	0	3,508	340	33
2-1	Dorchester	63	2	6	2	0	0	1	0	32	10	2
2-2	Somerset	104	4	116	2	0	0	1	0	55	1	0
2-3	Wicomico	667	17	89	2	3	0	2	0	167	25	1
2-4	Snow Hill	29	1	9	1	0	0	0	0	10	5	0
2-5	Ocean City	0	2	3	0	0	0	0	0	2	0	0
	Total District 2	863	26	223	7	3	0	4	0	266	41	3
3-2	Cecil	294	10	77	2	1	0	1	0	1	6	0
3-3	Kent	13	0	0	0	0	0	0	0	0	0	0
3-4	Queen Anne's	15	4	5	0	0	0	0	0	5	0	0
3-5	Talbot	13	3	8	0	0	0	0	0	2	0	0
3-6	Caroline	13	3	8	1	0	1	0	0	4	2	1
	Total District 3	348	20	98	3	1	1	1	0	12	8	1
4-1	Calvert	64	14	9	0	0	0	0	0	43	0	0
4-2	Charles	631	12	209	6	0	0	2	1	297	6	1
4-3	St. Mary's	316	4	28	2	2	0	2	0	38	6	0
	Total District 4	1,011	30	246	8	2	0	4	1	378	12	1
5-0	Prince George's	2,152	120	113	41	6	0	28	0	805	130	11
6-0	Montgomery	2,525	136	32	16	10	0	10	0	477	38	5
7-0	Anne Arundel	2,677	10	87	10	19	0	9	0	469	12	3
8-0	Baltimore County	12,199	45	464	12	21	0	1	0	5,536	120	6
9-0	Harford	1,010	16	28	3	7	0	1	0	335	22	2
10-1	Howard	1,646	7	434	3	2	0	0	0	225	12	1
10-2	Carroll	151	11	17	3	0	0	1	0	24	0	1
	Total District 10	1,797	18	451	6	2	0	1	0	249	12	2
11-1	Frederick	492	11	58	3	2	0	0	0	116	5	0
11-2	Washington	437	33	165	5	9	0	1	0	123	23	0
	Total District 11	929	44	223	8	11	0	1	0	239	28	0
12-1	Allegany	0	10	8	2	3	0	0	0	9	6	0
12-2	Garrett	9	0	3	1	1	0	0	0	0	1	1
	Total District 12	9	10	11	3	4	0	0	0	9	7	1
	Grand Total	33,567	693	3,615	156	116	1	108	1	12,283	770	68

DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT

April 2020

District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	309	0	0	3	18	0	2	0	95	0	0
2-1	Dorchester	0	0	0	0	0	0	0	0	0	0	0
2-2	Somerset	4	0	0	0	0	0	1	0	0	0	0
2-3	Wicomico	43	0	0	0	0	0	0	0	0	0	0
2-4	Snow Hill	17	0	0	0	0	0	1	0	0	0	0
2-5	Ocean City	0	0	0	0	0	0	0	0	0	0	0
	Total District 2	64	0	0	0	0	0	2	0	0	0	0
3-2	Cecil	54	0	0	0	0	0	1	0	0	0	0
3-3	Kent	4	0	0	1	0	0	0	0	0	0	0
3-4	Queen Anne's	1	0	0	2	0	0	0	0	2	0	0
3-5	Talbot	1	0	0	0	0	0	0	0	0	0	0
3-6	Caroline	0	0	0	0	0	0	0	0	0	0	0
	Total District 3	60	0	0	3	0	0	1	0	2	0	0
4-1	Calvert	3	0	0	0	0	0	0	0	0	0	0
4-2	Charles	102	0	203	1	0	0	0	0	4	0	0
4-3	St. Mary's	8	0	0	0	0	0	0	0	0	0	1
	Total District 4	113	0	203	1	0	0	0	0	4	0	1
5-0	Prince George's	695	0	0	12	5	0	6	0	25	0	0
6-0	Montgomery	2,793	0	0	4	2	0	2	0	0	0	2
7-0	Anne Arundel	240	0	0	3	10	0	0	0	45	0	0
8-0	Baltimore County	475	0	0	3	6	0	0	0	117	0	3
9-0	Harford	1,085	10	41	4	2	0	0	0	0	0	0
10-1	Howard	326	0	0	0	2	0	0	0	0	0	0
10-2	Carroll	30	0	2	0	0	0	0	0	1	0	0
	Total District 10	356	0	2	0	2	0	0	0	1	0	0
11-1	Frederick	18	0	0	0	3	0	0	0	0	0	2
11-2	Washington	116	0	0	0	9	0	1	0	0	0	1
	Total District 11	134	0	0	0	12	0	1	0	0	0	3
12-1	Allegany	0	0	0	0	0	0	0	0	0	0	0
12-2	Garrett	0	0	0	0	0	0	0	0	0	0	0
	Total District 12	0	0	0	0	0	0	0	0	0	0	0
	Grand Total	6,324	10	246	33	57	0	14	0	289	0	9

DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT
May 2020

District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	766	0	0	4	1	0	8	0	12	0	1
2-1	Dorchester	0	0	0	0	0	0	1	0	0	0	0
2-2	Somerset	20	0	0	1	0	0	0	0	0	0	0
2-3	Wicomico	3	0	0	0	0	0	0	0	0	0	0
2-4	Snow Hill	0	0	0	0	2	0	0	0	0	0	0
2-5	Ocean City	0	0	0	0	0	0	0	0	0	0	0
	Total District 2	23	0	0	1	2	0	1	0	0	0	0
3-2	Cecil	53	0	0	0	0	0	0	0	0	0	0
3-3	Kent	10	0	0	0	0	0	0	0	0	0	0
3-4	Queen Anne's	2	0	0	2	0	1	0	0	0	0	0
3-5	Talbot	0	0	0	0	0	0	0	0	0	0	0
3-6	Caroline	1	0	0	0	0	0	0	0	0	0	0
	Total District 3	66	0	0	2	0	1	0	0	0	0	0
4-1	Calvert	0	0	11	2	1	0	0	0	0	0	0
4-2	Charles	6	0	115	0	0	0	0	0	3	0	0
4-3	St. Mary's	17	0	0	2	1	0	0	0	1	0	0
	Total District 4	23	0	126	4	2	0	0	0	4	0	0
5-0	Prince George's	875	0	0	14	7	0	1	0	55	0	0
6-0	Montgomery	911	0	153	12	8	0	2	0	0	0	1
7-0	Anne Arundel	58	0	0	0	0	0	0	0	0	0	0
8-0	Baltimore County	388	0	0	7	20	0	0	0	3	0	3
9-0	Harford	152	0	0	2	7	0	0	0	0	0	0
10-1	Howard	157	0	0	1	2	0	0	0	0	0	0
10-2	Carroll	22	0	0	1	0	0	2	0	0	0	0
	Total District 10	179	0	0	2	2	0	2	0	0	0	0
11-1	Frederick	31	0	0	0	2	0	0	0	0	0	0
11-2	Washington	260	0	6	9	0	0	1	0	0	0	2
	Total District 11	291	0	6	9	2	0	1	0	0	0	2
12-1	Allegany	0	0	0	0	0	0	0	0	0	0	0
12-2	Garrett	0	0	0	0	0	0	0	0	0	0	0
	Total District 12	0	0	0	0	0	0	0	0	0	0	0
	Grand Total	3,732	0	285	57	51	1	15	0	74	0	7

DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT
June 2020

District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	340	0	0	34	21	0	21	0	8	0	4
2-1	Dorchester	0	0	0	0	0	0	0	0	0	0	0
2-2	Somerset	13	0	0	0	0	0	0	0	0	0	0
2-3	Wicomico	3	0	0	0	1	0	0	0	0	0	0
2-4	Snow Hill	0	0	0	0	3	0	0	0	0	0	0
2-5	Ocean City	0	0	0	0	0	0	0	0	0	0	0
	Total District 2	16	0	0	0	4	0	0	0	0	0	0
3-2	Cecil	87	0	0	5	3	0	0	0	1	0	0
3-3	Kent	5	0	0	0	0	0	0	0	0	0	1
3-4	Queen Anne's	0	0	2	0	0	0	0	0	0	0	0
3-5	Talbot	0	0	0	0	0	0	0	0	0	0	0
3-6	Caroline	1	0	0	0	0	0	0	0	0	0	0
	Total District 3	93	0	2	5	3	0	0	0	1	0	1
4-1	Calvert	0	0	1	1	0	0	1	0	0	1	0
4-2	Charles	70	0	117	1	1	0	0	0	1	0	0
4-3	St. Mary's	7	0	0	2	1	0	1	0	0	0	0
	Total District 4	77	0	118	4	2	0	2	0	1	1	0
5-0	Prince George's	207	0	0	25	15	0	17	0	2	0	0
6-0	Montgomery	1,030	0	0	18	11	0	6	0	0	0	5
7-0	Anne Arundel	121	0	0	11	7	0	0	0	0	0	0
8-0	Baltimore County	0	0	0	27	24	0	0	0	0	0	7
9-0	Harford	112	0	0	4	3	0	3	0	0	0	0
10-1	Howard	23	0	0	1	5	0	0	0	0	0	0
10-2	Carroll	20	0	66	4	2	0	4	0	0	0	0
	Total District 10	43	0	66	5	7	0	4	0	0	0	0
11-1	Frederick	14	0	0	1	3	0	0	0	0	0	0
11-2	Washington	140	0	39	4	8	0	2	0	2	0	2
	Total District 11	154	0	39	5	11	0	2	0	2	0	2
12-1	Allegany	0	0	0	2	0	0	1	0	0	0	0
12-2	Garrett	0	0	0	0	0	0	0	0	0	0	0
	Total District 12	0	0	0	2	0	0	1	0	0	0	0
	Grand Total	2,193	0	225	140	108	0	56	0	14	1	19

DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT
July 2020

District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	745	0	0	43	45	0	59	0	35	0	22
2-1	Dorchester	0	0	0	1	2	0	0	0	0	0	0
2-2	Somerset	14	0	1	1	0	0	0	0	0	0	1
2-3	Wicomico	95	0	0	9	4	0	5	0	0	0	0
2-4	Snow Hill	19	0	0	2	1	1	1	0	4	0	0
2-5	Ocean City	0	0	0	1	1	0	1	0	1	0	0
	Total District 2	128	0	1	14	8	1	7	0	5	0	1
3-2	Cecil	152	0	9	6	2	0	0	0	9	1	3
3-3	Kent	0	0	0	1	0	0	1	0	2	0	0
3-4	Queen Anne's	3	0	11	1	0	0	0	0	0	0	0
3-5	Talbot	2	0	0	1	0	0	0	0	0	0	0
3-6	Caroline	4	0	10	1	1	0	1	0	0	0	0
	Total District 3	161	0	30	10	3	0	2	0	11	1	3
4-1	Calvert	31	0	10	1	0	0	0	0	0	0	0
4-2	Charles	96	0	76	3	2	0	2	0	1	0	1
4-3	St. Mary's	70	0	0	15	3	0	5	0	1	1	0
	Total District 4	197	0	86	19	5	0	7	0	2	1	1
5-0	Prince George's	330	0	19	62	15	0	29	0	0	33	7
6-0	Montgomery	1,452	0	1	33	17	0	17	0	0	0	4
7-0	Anne Arundel	93	0	34	0	0	0	0	0	0	0	1
8-0	Baltimore County	2,746	0	0	42	18	1	5	0	46	0	7
9-0	Harford	278	0	485	11	2	0	3	0	34	0	1
10-1	Howard	173	0	0	7	6	0	0	0	5	0	2
10-2	Carroll	52	0	24	2	3	0	2	0	3	4	0
	Total District 10	225	0	24	9	9	0	2	0	8	4	2
11-1	Frederick	64	0	0	10	2	0	0	1	11	8	1
11-2	Washington	382	0	509	16	13	0	0	0	41	28	2
	Total District 11	446	0	509	26	15	0	0	1	52	36	3
12-1	Allegany	0	0	0	3	5	0	2	0	0	0	0
12-2	Garrett	0	0	0	0	1	0	0	0	0	0	0
	Total District 12	0	0	0	3	6	0	2	0	0	0	0
	Grand Total	6,801	0	1,189	272	143	2	133	1	193	75	52

DISTRICT COURT OF MARYLAND - LANDLORD/ TENANT CASE ACTIVITY REPORT
August 2020

District	County	Failure to Pay Rent Cases			Tenant Holding Over	Breach of Lease	Levy in Distress	Wrongful Detainer	Grantor in Possession	Warrant of Restitution*	Evictions*	Rent Escrows
		Filed	Defendant Appeared	Dismissed								
1-0	Baltimore City	3,575	0	0	123	35	0	51	0	252	190	***
2-1	Dorchester	54	0	0	3	0	0	0	1	21	6	0
2-2	Somerset	11	18	129	0	0	0	0	0	0	2	1
2-3	Wicomico	118	0	0	5	2	0	0	0	75	17	1
2-4	Snow Hill	17	0	0	2	0	0	0	0	3	4	0
2-5	Ocean City	0	0	0	0	0	0	1	0	1	0	0
	Total District 2	200	18	129	10	2	0	1	1	100	29	2
3-2	Cecil	206	27	186	10	5	0	0	0	18	9	1
3-3	Kent	10	0	0	0	0	0	1	0	1	1	0
3-4	Queen Anne's	16	0	1	2	0	0	2	0	1	3	0
3-5	Talbot	11	0	6	0	0	0	0	0	0	0	0
3-6	Caroline	18	0	7	2	0	0	0	0	2	2	0
	Total District 3	261	27	200	14	5	0	3	0	22	15	1
4-1	Calvert	31	0	24	1	2	0	3	0	2	0	0
4-2	Charles	125	1	94	17	7	0	1	0	1	18	0
4-3	St. Mary's	101	3	164	17	1	0	5	0	4	4	0
	Total District 4	257	4	282	35	10	0	9	0	7	22	0
5-0	Prince George's	46	44	18	61	30	0	38	0	3	229	***
6-0	Montgomery	1,423	0	2	42	35	0	20	0	66	0	***
7-0	Anne Arundel	1,459	0	0	16	6	0	18	0	9	1	2
8-0	Baltimore County	7,989	0	0	40	23	0	3	0	16	0	18
9-0	Harford	553	0	247	11	8	0	1	0	16	5	2
10-1	Howard	346	0	0	11	8	0	0	0	0	0	0
10-2	Carroll	137	10	18	7	3	0	0	0	3	1	1
	Total District 10	483	10	18	18	11	0	0	0	3	1	1
11-1	Frederick	363	0	9	8	6	0	0	0	4	2	1
11-2	Washington	328	0	54	28	12	0	5	0	30	25	3
	Total District 11	691	0	63	36	18	0	5	0	34	27	4
12-1	Allegany	0	0	0	1	1	0	1	0	0	3	0
12-2	Garrett	15	0	5	2	1	0	0	0	0	0	0
	Total District 12	15	0	5	3	2	0	1	0	0	3	0
	Grand Total	16,952	103	964	409	185	0	150	1	528	522	30