

## 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

Kathleen E. Byrne  
Assistant Commissioner for Litigation and SIU  
Baltimore City Dept. of Housing & Community Development  
Code Enforcement - Legal Section  
417 E. Fayette Street, Suite 355  
Baltimore, Maryland 21202  
P: 410-396-4140  
F: 410-385-8689  
E: [kathleen.byrne@baltimorecity.gov](mailto:kathleen.byrne@baltimorecity.gov)



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

***Confidentiality Notice:** This email, including any attachment(s), is intended for receipt and use by the named addressee(s), and may contain legally privileged or other confidential and privileged information. If you are not an intended recipient of this email, you are hereby notified that any unauthorized use or distribution of this email or its contents is strictly prohibited, and you are requested to delete this communication and its attachments without making copies thereof and to contact the sender of this email immediately. Nothing contained in the body or header of this email is intended as a signature or is intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this email or its attachments, except where such intent is expressly indicated.*

**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

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.  
**Reminder:** DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

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.