

**REGIONAL  
MANAGEMENT  
INC.**

**HB 93/SB162- Landlord and Tenant-  
Termination of Residential Lease- Limitation of Liability for Rent  
Favorable with Amendments**

Regional Management, Inc., (RMI) is a property management company which has for over 60 years , managed over 5,000 units of affordable, market rate residential properties in Baltimore City and County. RMI is a founding member of the Maryland MultiHousing Association, (MMHA).

RMI is keenly aware that, at times, tenants have a need to “break” the terms of their lease before the contractual end of their term. As such RMI’s leases provide an “Early Termination” provision.

However, as HB 93/SB162 point out, there can be situations where even the Early Termination provision will not adequately address the needs of some tenants. RMI then relies on the opinion of a medical professional to determine what is in the best interest of the tenant. Please see an example of this , attached.

While RMI supports the basic points addressed in these Bills, it agrees with MMHA’s testimony that they should be amended as MMHA has proposed.

Respectfully Submitted;  
Katherine Kelly Howard, Esq.  
General Counsel  
Regional Management, Inc.

15 [ ] 4933 D TODD AVE 841-6-0330 GV-W 1BR GRD

RENT 823.00  
VACANT 10/15/23 A

CODES: - DIR . . . DAT ) EXT / PO = RECALL , OT ! OT ADDR : OT \$ ; # 0 REJ

7/07/22 APPLICATION FEE MO 25.00 [REDACTED] RECPT. # 39791

7/11/22 APPLICATION : [REDACTED] Z EXPECTED OCCUPANCY DATE 8/15/22

8/17/22 NEW TENANT MOVED OUT %15 8/15/22 1YR @ 823.00/MO. OCC

8/17/22 RENT AUG/15 MO 823.00 [REDACTED]

8/17/22 SEC DEP IN MO 823.00 [REDACTED]

9/16/22 RENT SEP/15 MO 823.00 [REDACTED]

10/17/22 RENT OCT/15 MO 823.00 [REDACTED]

11/04/22 RENT NOV/15 MO 823.00 [REDACTED]

12/01/22 RENT DEC/15 MO 823.00 [REDACTED]

12/31/22 ----- 7,775.00 ----- 823.00

1/19/23 RENT JAN/15 MO 823.00 [REDACTED]

2/16/23 RENT FEB/15 MO 823.00 [REDACTED]

3/02/23 RENT MAR/15 MO 823.00 [REDACTED]

4/06/23 RENT APR/15 MO 823.00 [REDACTED]

4/18/23 NO RENT INCREASE : PRESENT RENT EQUAL SCHEDULE

5/18/23 RENT MAY/15 MO 823.00 [REDACTED]

6/19/23 RENT JUN/15 MO 823.00 [REDACTED]

7/18/23 RENT JUL/15 MO 823.00 [REDACTED]

8/16/23 RENT AUG/15 MO 823.00 [REDACTED]

9/15/23 WROTE MOVING ON 10/15/23 RMI WROTE COMPLY ACTUAL DAMAGE

9/19/23 RENT SEP/15 MO 823.00 [REDACTED]

10/24/23 10/15/23 \*\*\*\* VACANT \*\*\*\* [REDACTED]

12/07/23 SEC DEP OUT TO SUBSID. VOUCH. # 75690 [REDACTED] 823.00CR

12/07/23 SEC DEP FORFEIT 642.96 [REDACTED]

12/31/23 ----- 8,049.96 ----- .00

STATUS Z ON/ACCT .00 BCCF T .00 .00 .00 .00 .00 .00

Window RENTINQ/1 at BIGMAK

RCV | |FORM| |LTAI| |Col 7|Row 1|Page 1|E1KH3

010106 Apartment (Reg. Man., Inc)

LEASE made August 15, 2022 whereby WE, REGIONAL MANAGEMENT, INC., Agent, the Landlord (having office at 11 E. Fayette St., Balto., MD 21202 - phone 410-539-2370) lease to you and YOU, the Tenant, take premises known as Apartment D at 4933 Todd Avenue Baltimore, 21206 Maryland for a period of 12 months from August 15, 2022 at a rent of Eight Hundred Twenty Three 00/100 (\$823.00) Dollars a month payable in advance, without demand, on the 15th day of each month. (This lease is subject to AUTOMATIC RENEWAL from term to term of twelve months each as set forth in paragraph 24 hereunder).

WE AGREE to supply at no extra charge the following:

- A range Cold water (2) Window A/C Units
- Window screens A refrigerator
- Window blinds A garbage disposer
- Wall to wall carpet (except kitchen & bath)

Use of: (at your own risk) Parking area

but not limited to loss or damage by fire, theft, smoke, water, stream flow, flooding, dampness, condensation, etc.) unless such injury, loss or damage shall be caused by Landlord's negligence.

The premises will be made available in a condition permitting habitation.

YOU AGREE:

- To pay the rent as herein set forth, same to be paid at our office as above or at such other place as we may specify.
- LATE CHARGES AND BAD CHECKS**  
In each case where all or any part of any installment of rent is not received by us prior to 5 days after the due date thereof you agree to pay us a late charge equal to the maximum amount allowed by law, such late charge being payable immediately upon the occurrence of the delinquency. You also agree that any check or other order for payment of money which is issued, negotiated or assigned to us for any money payable under this lease by you which is, for any reason whatsoever, returned to us without payment by the bank or other drawee upon which it is drawn, or if it is dishonored in any other way by the bank or other drawee upon which it is drawn, shall carry a charge not to exceed the maximum amount allowed by law for each time such check or order is so returned or otherwise dishonored, such charge being payable by you to us immediately as additional rent upon the check or order being so returned without payment or otherwise dishonored. Any money received under this lease by us from you, no matter for what the same may be tendered or submitted, shall be applied first (before being applied to anything else) toward payment of any amounts then owing by you to us under this lease.
- That you will continuously occupy the leased premises during the continuance of this lease and any renewal thereof.
- That you will not permit the premises to be occupied by anyone other than Yourself and 1 child
- That the premises will not be used for any purpose other than as a private residence.
- That you will not assign this lease or sublet the leased premises or any part of it.
- To pay all Gas & Electric Company bills for electricity and cooking gas (including gas and/or electricity for heat and hot water and for air conditioning equipment, if any). If Landlord has not agreed to supply cold water above, that you will pay all bills for water and sewer service for the premises, and if not paid by you, that Landlord may pay these water and sewer bills and charge the cost to you as additional rent.
- Notwithstanding anything herein contained to the contrary, we may, upon mailing two (2) months' prior written notice to you, increase the unpaid balance of the rental due during the term hereof, or any renewal or extension thereof, and each unpaid monthly installment thereof, to reflect your pro rata share, as reasonably determined by us, of any interest, tax, assessment, levy, fee or surcharge, including any utility or environmental tax, assessment, levy, fee or surcharge (other than any income, excess profits, inheritance or estate tax), assessed to us by any governmental authority where such interest, tax, assessment, levy, fee or surcharge either did not exist at the commencement of this lease or the rate of such tax, assessment, levy, fee or surcharge is increased during the term of the lease or any renewal or extension thereof.
- That Landlord, its principal and agents, are not to be liable for
  - Any injury to person or loss of or damage to property in, on or about the premises (including

- Any breakdown of heating equipment (but Landlord shall use reasonable diligence to effect necessary repairs to the heating equipment if the breakdown or damage is not caused by you, your family, guests, servants or employees).
- To take good care of the premises and keep same neat, clean and in good order and repair, and to leave the premises (including the equipment we supply) in as good condition when you move out as when received, reasonable wear and tear excepted.
  - We may terminate this lease by giving you ten days notice if the building is damaged and we decide not to repair it.
  - That we may repair (including replacement) damage caused by you, your family, guests, servants or employees and charge the cost to you as additional rent.
  - To comply with the regulations which are a part of this lease.
  - That this lease is and will be subject to and subordinate to all land leases and mortgages now or hereafter placed on the property.
  - That anything you leave on the premises when you move out will be deemed to have been abandoned by you.
  - That we have made no promises except those in this lease and its addenda which are made a part hereof.
  - That if you do not move out when this lease is terminated, we may:
    - evict you by summary ejection or other applicable legal proceedings, or
    - charge you double rent, as liquidated damages or both, and
    - recover any additional damages we may incur, including but not limited to court costs and attorneys' fees.
  - That if any legal action is started against you while you are in possession, you will pay as additional rent:
    - the cost of the legal action, including attorney fees, if applicable, and
    - the cost of moving you out, if applicable, and
    - any additional damages we may incur;
  - This lease and the agreements herein contained can be changed only in writing signed by both of us.
  - RUGS OR CARPETS REQUIRED (if not supplied)**  
You agree to keep all floor areas of Apartment (except kitchen and bath) at least 70 percent covered with carpets or rugs having a felt base or similar material to maintain quietness in the use of this apartment, unless the apartment is a ground floor unit.
  - Notices may be given by Landlord under this lease by mailing or delivering same to the leased premises or by posting on the premises unless otherwise required by law.
  - DEFAULT**  
If you default under this lease, or violate any agreement herein, Landlord (in addition to any rights and remedies otherwise provided by law) may distrain for the rent in accordance with law, and may terminate this lease by giving you not less than 10 days notice of such termination, provided, however, that if you move out, Landlord may terminate this lease by re-entry without any notice or may re-enter, at its election, in order to re-rent the premises for your account for the remainder of the term of this lease. No such termination or re-entry, however, shall deprive Landlord of any other action against you, provided by law, for possession, for rent and/or for damages including attorneys' fees.
  - SECURITY DEPOSIT AGREEMENT/RECIEPT**  
You have made a deposit of Eight Hundred Twenty Three Dollars and 00/100 (\$823.00) as partial security for faithful performance by you of your obligations under this lease. In this connection it is agreed as follows: This deposit is to be held by

Landlord until this lease has been terminated and you have surrendered possession of the premises to Landlord, in good, clean and undamaged condition, whereupon said deposit shall be (a) returned to you if Landlord then has no claim to make against you, or (b) applied by Landlord on account of any claim which Landlord may then have against you. This deposit is not to be considered to be in lieu of any claims we may have against you arising out of this lease. You shall be entitled to simple interest (not compounded) on this security deposit at the rate allowed by and accruing in accordance with applicable law from the date the security deposit was received by Landlord from you, such interest to be paid to you by the Landlord within 45 days after the end of your tenancy, subject to withholding or deduction therefrom by Landlord of any amount thereof required to cover any claim which the Landlord may then have against you. Any interest which may be earned on the security deposit shall belong to Landlord, subject to payment thereof by Landlord to you of the interest to which you become entitled as before set forth. Under Maryland statutory law you have the following rights: 1) To have the premises inspected at the beginning of the tenancy by us, in your presence, for the purpose of making a written list of damages that exist at the beginning of the tenancy provided that you make a written request to do so by certified mail within 15 days of your occupancy, 2) To be present when we or our agent(s) inspect the premises at the end of the tenancy in order to determine if any damage was done to the premises, provided that you notify us in writing, by certified mail at least 15 days prior to your date of moving of your intention to move, the date of moving, and your new address. We are required to notify you of the date and time of the inspection which shall occur within 5 days before or 5 days after the date of moving as designated in your notice referenced herein, 3) To receive, by 1<sup>st</sup> class mail, delivered to your last known address, a written list of the charges against the security deposit claimed by us and their actual costs, within 45 days after the termination of this tenancy, 4) To have any portion of the security deposit which is not used to defray charges made as indicated herein returned to you, by 1<sup>st</sup> class mail, addressed to your last known address within 45 days after the termination of your tenancy. Thus it is most important for you to provide us with your forwarding address. If we fail to comply with the security deposit law we may be responsible for a penalty of up to 3 times the amount of the security deposit withheld, plus reasonable attorney's fees

24. **AUTOMATIC RENEWAL AND NORMAL LEASE TERMINATION PROCEDURE**

*Initials*  
This lease, with all its provisions and agreements shall (unless terminated by Landlord as elsewhere set forth in this lease) automatically continue in force from term to term of twelve months each after the expiration of the term above mentioned provided however, that either the Landlord or the tenant can terminate (end) the same at the end of the term above mentioned or at the end of any twelve month term thereafter, by giving at least three months previous notice thereof in writing and returning possession of the premises.

a) If, however, the Landlord provides the requisite notice in writing prior to the expiration of said term or any renewal thereof of the intention to change the terms and conditions of this lease, and the tenant holds over in possession after such notice, then, at the election of Landlord, the tenant shall be considered a tenant under the terms and conditions mentioned in such notice.

b) If, however, the tenant gives the required notice as aforesaid to terminate (end) this lease, and if the tenant then holds over in possession after the expiration of the term, this lease shall, at the election of the Landlord, continue and renew itself the same in all respects as if such notice of termination had not been given by tenant.

25. **EMERGENCY LEASE TERMINATION PROCEDURE**

If you shall desire to terminate this lease and do not comply with Paragraph 24 (NORMAL LEASE TERMINATION PROCEDURE) then you may:

- a. Give us written notice at least 30 days before the day you want this lease to be cancelled;
- b. Pay the rent to the cancellation date you have designated, apportioned on a per diem basis;

- c. Move out on or before the cancellation date stated in your notice leaving the premises in good, clean and undamaged condition, and deliver to us all keys to the premises on the day you move out.
- d. Pay, in addition to foregoing, an amount equal to two (2) months rent;

Upon compliance with the foregoing provisions of this Paragraph 25, this lease will be terminated as of the date of cancellation as above, and **YOUR SECURITY DEPOSIT WILL BE RETURNED TO YOU** less any actual damage to the premises caused by you, your family, guests or invitees or resulting from your failure to meet the requirements of the terms of this lease. But if you do not move out on or before the cancellation date stated in the notice, then, at the election of the Landlord, such notice shall lapse and become ineffective so to terminate this lease.

- a) If you move out without giving notice as above you will thereby be deemed to have given such notice stating the date of cancellation to be 35 days after the date on which you so move out, or
  - b) If you fail to perform or comply with your obligations under this lease and the Landlord terminates your tenancy by reason thereof, you will be deemed to have terminated this lease (by such failure on your part) pursuant to the above provisions of this paragraph 25 with the stated date of cancellation being the date that your tenancy is so terminated.
  - c) In either a) or b) above you will be charged amount equal to 2 month's rent in addition to any other amounts due hereunder because of the early termination of your lease.
26. It is agreed that any notice required by this lease to be given by you to us must, to be effective, be in writing and delivered to us by first class mail, with a certificate of mailing or other means by which you obtain a receipt indicating such delivery.

**REGULATIONS**

**YOU AGREE TO COMPLY WITH THE FOLLOWING REGULATIONS:**

**YOU WILL NOT:**

1. Leave any personal belongings on lawns, walks, driveways, or stoops, or in public halls, or stairways, or laundry rooms;
2. **DO ANYTHING THAT WILL DISTURB YOUR NEIGHBORS, OR WHICH MAY BE OBJECTIONABLE IN THE JUDGEMENT OF THE LANDLORD;**
3. Leave garbage or trash, or garbage cans or trash cans outside your apartment;
4. Overload the electric system or use the toilet for garbage or waste disposal;
5. Fail to return keys to Landlord at the end of your tenancy, regardless of how it is terminated or if you change the lock, or add another lock, on your entrance door unless, at the time of doing so, you must give the Landlord two keys for said changed lock or any added lock, **OTHERWISE YOU WILL BE CHARGED FOR SUCH KEYS AND ALL COSTS RELATED TO SAME;**
6. Litter the public halls or grounds;
7. Overload the washing machines or the drying machines;
8. Install or operate an air conditioning unit without our written permission;
9. Install fences or erect or maintain anything on outside of apartment;
10. **KEEP A DOG, CAT, OR ANY OTHER PETS ON OR ABOUT THE PREMISES;**
11. Maintain any washing machine, clothes dryer or dishwasher (unless supplied by us) in the apartment or anywhere else on the premises, nor hang clothes outside of your apartment;



Lease and Regulations  
Lease and Regulations (continued)

12. Display any sign on or from the premises;
13. Erect or install any radio or television aerial or antenna without Landlord's prior written consent and not to erect any satellite antenna without 15 days prior written notice to Landlord; Landlord reserves all rights regarding proper placement of such device (s).
14. Do anything that will increase the rate of insurance premiums on the premises;
15. Alter or redecorate (paint, etc.) or add to the premises, or any part of same, without our written permission; and any permitted repairs or redecoration done by you shall be at your own expense; violation of this regulation is considered damage beyond normal wear and tear;
16. Maintain any junked, inoperable or unlicensed motor vehicle or trailer on or about the leased premises or in any public or private highway abutting the apartment development.

YOU WILL:

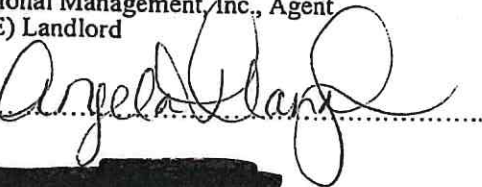
17. Place your garbage and trash for disposal as we direct;
18. Use the laundry facilities and drying machines in the manner and at the times we direct;
19. Keep your children from playing in the halls, and on the stairways;
20. Permit us to enter the apartment during reasonable hours to:
  - a. inspect the same and make any repairs we desire to make or
  - b. show the apartment to future tenants;
21. Comply with all laws and health and police regulations with respect to the leased premises.

YOU AGREE that we may change these regulations and add other reasonable regulations from time to time as may be required to protect the property or add to the enjoyment thereof by tenants.

Initial  
  
Here

WITNESS our respective signatures and seals:  
Regional Management, Inc., Agent  
(WE) Landlord

per



YOU (tenant) .....YOU(tenant)

.....YOU (tenant) .....YOU(tenant)

.....YOU (tenant) .....YOU(tenant)

4 of 4 Tenant's Initials:



**Chichi Nwachinemere, MD.  
1232 Race Road, Suite 401  
Rosedale, MD. 21237  
Phone: (410) 686-3931  
Fax: (410) 881-4572**

September 7, 2023

**To Whom It May Concern**

Ms. [REDACTED] is a patient in our internal medicine practice. She has a psychiatric condition which has worsened since she moved to Maryland from Florida. She has no support here in the state and has had trouble caring for her special needs child all alone in Maryland.

Patient will need to return to Florida thereby breaking her lease, in order to get help from other family members and friends at home. This move has been necessitated by the worsening mental health of the patient in light of the stressful condition she is living in.

For any further question, do not hesitate to contact our office.



Chichi Nwachinemere, MD.



SUBSTITUTE FORM 1099-INT

1		
2	REGIONAL MANAGEMENT INC., AGENT	52-0706579
3	11 E. FAYETTE ST.	
4	BALTIMORE, MD. 21202	
5		
6		
7	INTEREST INCOME FOR THE YEAR 2023	AMOUNT \$18.70
8		
9		
10	PAID TO : [REDACTED]	XXX-XX-6838
11	4933 D TODD AVE	THIS INFORMATION IS
12	BALTIMORE, MD. 21206	SUPPLIED TO THE
13		IRS AT YEAR END.
14		

10/14/23  
 REGIONAL MANAGEMENT, INC. DATE 10-12-23  
 TENANT'S RELEASE TO REGIONAL MANAGEMENT, INC.

I/We moved out of the premises known as 4933 D TODD AVE

On 10-15-20 23

None of our effects are left therein; keys to the premises are herewith returned relinquishing the above premises. Rent heretofore paid by me/us in advance, if any, is hereby forfeited to you. All tenants still responsible until all sign.

*[Signature]*

(SEAL)

(SEAL)

(SEAL)

MOVED TO 2156 Harbor Dr.

CITY NAMES STATE ZIP

PHONE# [REDACTED] (H) (W)  
 WORK ADDRESS

54 1 60 3 3 0 15 1 2 4 5 9 2  
 MOVE OUT DATE

Integer gate rental/Improper turned to keys

REASON

F.E. RET. KEYS RET. SEC. DEP.

APPROVED

AGT'S INITIALS

REMARKS: [REDACTED]