

# ALOC NEWS

www.cumberlandlandlords.com

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Associated Landlords of the Cumberland Area  
ALOC Phone (301) 759-0530 P.O. Box 1867

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## Termination / Breach of Lease

Most leases are for one (1) year that converts to a month to month lease after it expires. Some landlords like to have a new written lease each year while others are content without a new lease. I prefer to have a month to month to avoid additional paperwork and it gives me the option to make any changes I desire with a 30 day written notice to the tenant.

Terminating a lease before it has expired, increasing the rent, or changing other provisions of a lease is generally not allowed during its unexpired term. Obviously if both parties agree to any changes in the lease that can usually be accommodated without difficulty. The key is that no unilateral changes can be made by either party.

We as Landlords often wish we could cancel a lease for many reasons whether it is continual late payment of rent or the tenant has moved in other people and or pets to name a few. If the tenant has indeed breached the lease you may be able to terminate the lease, however you need to advise the tenant of his violation of the lease and provide a reasonable time to remedy the situation. Let us say the tenant has allowed some friends to move in that are not listed on the lease paperwork. Your first step would be to notify the tenant in writing giving them a week or so to move out the additional residents and that you will conduct an inspection to ascertain that the extra folks are gone.

Make sure that you conduct the inspection and if the problem has not been corrected you can then advise them in writing that they are in breach of the lease and they need to move out. The tricky part is the timing and need for proper notices (30 days) as the courts want everything to coincide with the date the rent is due.

Let's say that you became aware of the breach of the lease on the 5<sup>th</sup> of the month and you immediately notified the tenant in writing to cure the situation and that you have scheduled the inspection on the 12<sup>th</sup>. If the extras are gone when you make the inspection you have achieved your goal, on the other hand if they are still present your next step is to start the Eviction for Breach of Lease procedure. This requires a minimum 30 day written notice and if the tenant does not vacate you can then file a Breach of Lease Complaint with the District Court. You will need to have copies of written notices sent to the tenant when you file.

During this process you are allowed to continue to receive rental payments without jeopardizing your legal action. This process generally moves slower than failure to pay rent complaints so do not expect the matter to be resolved very quickly. Typically this could take 60 days from the date of your written 30 day notice to the Tenant.

Please note that this is a very brief review of the process and does not cover HUD or procedures where there is a clear and eminent danger.

## Landlord Training

Training courses are scheduled for September 8<sup>th</sup> and 15<sup>th</sup> at TWR Communications on Centre Street in Cumberland.

The cost of the Landlord Course will be \$ 25.00. These sessions will start at 12 noon and run until 4-5 PM each day and we will allow plenty of time for questions.

Sign up forms with more detailed information will be mailed out in August and September. Any member having questions about the training can contact me at the numbers below.

It also possible for me to conduct training on a more personal one to one level and you can contact me for details.

## New Members Needed

Every year ALOC as well as other Landlord Associations across the state find themselves with fewer members as real estate changes hands and older members sell out and retire. The general result is a gradual decrease in membership which makes it difficult to cover the cost of running an association like ALOC. We need your help to keep our membership number at a reasonable level and there are a couple of things you can do. When meeting or talking with other landlords please recommend that they join ALOC and if you sell any rental units please take the time to tell your buyer about our association. We have a 24 hour number that can be used to pass along the names and addresses of prospective members so that we can mail an application package to them, please use it!

If you wish you can give any prospective Landlord my direct contact information I will be glad to talk with them.

My contact numbers are as follows:

Jeff Hutter home 301-777-0379

work 301-777-2692 ext. 137

email jeff.hutter@twrcommunications.com

Don't forget our website listed above!!!

## Landlord-Tenant Publications

Baltimore Neighborhoods Incorporated publishes a great resource manual for Landlords and Tenants. *The Guide to Local, State and Federal Laws Governing Tenant-Landlord Relations* can be ordered using an on line form for \$ 15.00 which includes postage. More information can be had at their website [www.bni-maryland.org](http://www.bni-maryland.org).

EVERY Landlord should have a copy of this publication as it answers nearly all questions about rentals. Make sure you order the State of Maryland Edition

## MDE Lead Reports for 2006

Though the full MDE Report for 2006 has not yet been released the MDE has provided some statistics that indicate the number of lead poisoned children continues to decline which is good news for us and bad news for the Lead Paint Gang.

Across the state, more children are being tested for lead, and fewer are showing elevated levels of the hazard in their blood streams, the MDE reported on June 21<sup>st</sup>. In 2006, the department tested 102,974 children under the age of 6, compared with 99,148 in 2005. In 2006, 1,274 children had an elevated blood lead level, which by law is 10 micrograms per deciliter or above, compared with 1,331 in 2005. Most of those children lived in Baltimore; the city reported 843 children out of the 18,363 tested in 2006 had elevated lead levels, compared with 853 out of the 17,943 tested in 2005.

As we compare some stats (only the Prevalence and Incidence Cases) from the 2005 and 2006 we find that most counties showed a decrease in 2006 including Allegany, Washington, Frederick, Cecil and Anne Arundel to name a few. Some of the counties with rising numbers include Calvert, Caroline, Carroll, Queen Anne's, St. Mary's, Somerset, Talbot and Worcester. Baltimore City showed a decrease in Prevalence cases (all children with at least one blood test > 10ug/dL in 2006) whereas their Incidence cases (Children with their very first blood lead test > 10ug/dL in 2006. These children were either not tested in the past or their blood lead levels were below 10 ug/dL) increased very slightly across the state.

PLEASE NOTE – we do not have Qualified Offer Level (Lead Poisoned) numbers for 2006 so it may be a bit premature to celebrate, but it is certainly possible these will also decrease for 2006!

Thanks to Alfred Singer for providing us the excerpts from the Baltimore Sun.

### Leases and other Documents

ALOC has available leases, rental applications and tenant checklists for sale, at cost, to members. The cost for each item is as follows: Large print regular or HUD Lease @ \$ 1.70 - Rental Application @ \$ 0.50 - Move in Checklist @ \$ 0.50

Lead Paint Brochures, both EPA & Maryland and document receipt@ \$3.50 for the set - Document Receipt for MDE & EPA brochures (disclosure) @ \$ 0.25

These forms are kept at Jeff Hutter's office, TWR Comm. at 549 N. Centre Street. Any paid member can stop by and pick up whatever they need. If you need more than 5 of each item please call at least 24 hours in advance so that we can make sure we have plenty on hand. Call 777-2692 ext 115 Monday through Friday and you can talk to Pam, Kathy, Stephanie or Gary.

TWR has limited Saturday hours from 9am-1pm most Saturdays (closed some Holiday weekends)

Please note: We do not keep MDE or City Housing registration forms on hand.

### Thoughts for the month

Only those who risk going to far will ever know  
how far they can go.

Courage is fear that has said its prayers.

### Carey Walker

Lead Inspections for Rental Housing  
Visual Inspections and Dust Wipes  
201 Massachusetts Ave.  
Cumberland, MD 21502  
301-722-8328

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### Meeting Schedule

September 10, 2007 J. Je

November 12, 2007

February 11, 2008

May 12, 2008

Meetings are held at the  
South Cumberland Library  
on Race and Seymour St.  
at 6:30 PM

### ALOC Officers

Jeffrey Hutter President  
301-777-0379 (home)

Carey Walker V. President

Jeffrey Hutter Treasurer

Board of Directors

Clarence Anderson  
Steve Jenkins  
Bob Saville

### TWR Communications 301-777-2692 9-30-07

TWR supplies quality high speed Internet Access, both dialup and Wireless in the Tri-state area. TWR provides other computer services including training, computer repairs, networking and website hosting. If you have need of storage space check out our self-storage facilities on Necessity St.

TWR is an agent for Cellular One, operates a wide area network with wide area paging and mobile 2-way radio. Check us out at [www.twrcommunications.com](http://www.twrcommunications.com)

## National Tenant Network

Brian D. Haymaker  
President

15 East Boscawen St. 2<sup>nd</sup> floor  
Winchester, VA 22601

866-387-6320

[www.ntnnet.com](http://www.ntnnet.com)