



BALTIMORE COUNTY
MARYLAND

LANDLORD/TENANT RESOURCES

The Baltimore County Circuit Court Law Library has several sources which *may* help you learn how to resolve landlord / tenant issues in Maryland. This guide is designed to point you to those sources. However, it is not an exhaustive list of all resources available on this topic. *This guide is not meant as legal advice, and the Law Library is not responsible for the accuracy or usefulness of this information or the utilization thereof.* By law (BOP §10-601, §10-101(h)) the Library staff can only provide access to legal information; the staff must never give legal advice or interpret legal materials. It would be best to consult an attorney for further assistance.

The Law – Read the exact "letter of the law." The following are found in the first aisle of our Maryland law section (around the corner to the right just after you enter the library):

- Annotated Code of Maryland – Real Property Article Title 8 – Landlord and Tenant
- Code of Maryland Regulations
 - COMAR 05.04.01 (Special Loan Programs – MD Housing Rehabilitation Program)
 - COMAR 09.11.01 (Real Estate Commission – General Regulations)

The Rules – The Maryland Rules of Procedure (found at the Reference Desk) list the procedures that must be followed when performing certain legal actions:

- Md. Rule 3-711 (Landlord-tenant and grantee actions)
- Md. Rules 16-818 (Disposition of Records)

Forms & Commentary – Look at some sample forms and the accompanying commentary from legal publishers.

NOTE: These forms are designed to be samples only. The following books are all shelved behind the Reference Desk:

- Maryland Civil Procedure Forms. KFM 1730 .A65 .D54. Robert D. Klein. Lexis, 3rd ed., 2001. Volume 2, Title 3, pages 700-1 - 700-23. This book currently contains commentary and 10 forms, including: Landlord's Complaint, Petition in Action of Rent Escrow, and Order for Disbursement of Escrow Funds and Termination of Court Escrow.
- Basic Legal Forms with Commentary. West Publishers, 2002. Chapter 15 – Leases of Real Property. This chapter includes forms created from the landlord's perspective, including: apartment leases, ground leases, collateral assignments, and property management.
- Pleading Causes of Action in Maryland, 2nd ed. KFM 1396 .S21. Paul Mark Sandler & James K. Archibald. MICPEL, 1999. Sections 13.2 – 13.7, pages 659 - 674. This book currently contains

commentary and six forms: failure to pay rent, tenant holding over, tenant in breach of lease, forcible detainer, distress for rent, and rent escrow.

- Practice Manual for the Maryland Lawyer. KFM 1738 .Z9.M3 1998. MICPEL, 1998. Chapter 10: Pages 10-1 to 10-80. This book currently includes commentary and 10 forms: landlord's complaint for repossession, petition for warrant of restitution, petition for levy in distress, motion to sell distrained goods, motion for order to follow goods under distress, bond, complaint and summons against tenant in breach of lease, complaint, and complaint against forcible detainer.

Additional Resources – These additional sources may also help.

- Maryland Landlord-Tenant Law: practice and procedure. KFM 1317 .B7 This entire book talks about Landlord/Tenant law. An appendix of forms is also included.
- Landlord and Tenant Law in a nutshell. KF 590 .Z9 .H45 Gives a basic overview of federal landlord/tenant law. Includes commentary but no sample forms.

Electronic Resources

- Maryland Judiciary Website Internet resource.
<http://www.courts.state.md.us/district/detcivforms.html>
- Westlaw. Library Computer Center.
- LexisNexis. Library Computer Center.

Resources for Laypeople

- Nolo's Encyclopedia of Everyday Law, 5th Edition. Aisle 6. LLP KF387.N65. pp. 3.2 - 3.24.
- Every Landlord's Legal Guide, 6th Edition. Aisle 6. LLP KF 590 .Z9 .S74.
- 101 Law Forms for Personal Use, 4th Edition. Aisle 6. LLP KF 170 .L46. pp. 4-2 to 4-9.

Professional Assistance – Find an attorney. While this Resource Guide can help you find legal information, seeking professional assistance ensures that you accomplish your goals completely and properly. The following resources may be used to seek professional help:

- Word of mouth – The best method of finding professional legal assistance is by asking family, friends, and neighbors.
- Martindale-Hubbel Law Directory – REF KF 190 .M3 & Reference Desk. This multivolume directory lists and grades many lawyers. Lawyers are listed by the city or towns where they practice. The current volumes for Maryland and the District of Columbia are kept at the Reference Desk, while the complete set resides in aisle 4 of the reference section.
- Yellow Pages – Look under “Attorney” in your local Yellow Pages.