

Maryland Legal Aid: Who We Are

Maryland Legal Aid is a private, non-profit law firm that provides free, civil legal services to Maryland's most vulnerable residents and communities and is dedicated to protecting and advancing human rights for all.

Know your rights

This brochure is intended to provide general information rather than specific legal advice. While every effort is made to keep this information current, the law sometimes changes. If you have particular legal questions or a pending legal matter, you are strongly encouraged to contact an attorney for legal advice. You may be eligible for free service from Maryland Legal Aid or a volunteer attorney program.

Before Using the Rent Escrow Law

Before you may go to court, your landlord must know about the dangerous conditions. The best way to let your landlord know is to send a letter by certified mail listing every dangerous condition in the home and asking for repairs to those conditions. You should keep a copy of the letter and the certified mail receipt.

You may also use the rent escrow law in court if your landlord actually knows about the dangerous conditions (for example, if you told the landlord about the conditions or the landlord saw the conditions), or by your landlord being cited for building code violations by the local government housing inspectors. In Baltimore County, you may only use rent escrow if your landlord was notified of the dangerous conditions

by a letter sent by certified mail, return receipt requested or through a violation notice received from a governmental agency.

Once your landlord knows about the dangerous conditions, s/he has a "reasonable" amount of time to make repairs. In general, the law gives the landlord 30 days to make the repairs. However, a shorter period of time may be allowed if the conditions are very severe, such as no heat, water or electricity.

Using the Rent Escrow Law

If your landlord has not repaired the dangerous conditions within a reasonable time after knowing about the conditions, then you may use the rent escrow law in court. There are TWO ways to do this:

- You may file a Petition for Rent Escrow in the district court of the county or city where you live. The court will then schedule a hearing in the case; or
- You may stop paying rent when your landlord does not make necessary repairs. Thereafter, you may use the rent escrow law to defend yourself in court if your landlord sues you for not paying the rent. When you appear in court, you must explain to the judge, through documents or witnesses, why you did not pay the rent and ask to set up a rent escrow account until the dangerous conditions in your home are repaired.

No matter which way you choose to use the rent escrow law, *you must bring with you to court all rent that you owe as of the date of the hearing.*

Getting a Rent Escrow Order

Once you go to court, you must prove that: 1) there are conditions that are a danger to life, health or safety; 2) your landlord knew the conditions existed; and 3) your landlord had a reasonable time to make the necessary repairs, but failed to do so.

Your landlord can try to keep the court from issuing a rent escrow order by proving that: 1) you caused the dangerous conditions; 2) you would not allow reasonable entry into your home to make repairs; or 3) the court has entered more than three court judgments against you within the past 12 months for not paying your rent. In Baltimore City, the court would have to enter more than five judgments in the past 12 months.

If the judge decides to set up a rent escrow account, the court will usually order you to immediately pay into the rent escrow account all rent due as of that day and to continue to pay your rent into the rent escrow account each month on the day rent is normally due. The law allows a court to abate your rent, i.e., lower the amount of rent you must pay each month if the conditions in the home are very serious. You must ask the judge to do this at the hearing.

If the landlord does not make the required repairs or correct the conditions within 90 days from the date the court determines that rent escrow conditions exist in your property, you may file a petition for an injunction in district court requesting the court to order the landlord to make the repairs or correct the conditions.

Stopping the Rent Escrow Account

A rent escrow account may be stopped if:

- You miss paying rent payments into the rent escrow account;
- Your landlord makes all of the repairs that the court decided were necessary;
- You ask the court to terminate your lease without penalty because your landlord has failed to make repairs.

The court may also distribute some or all of the money in rent escrow, without stopping the account, under certain conditions, such as:

- Money may be given to you, your landlord, or another person to make the needed repairs; **or**
- Money may be disbursed to prevent foreclosure; **or**
- If, after six months, your landlord has not made a good faith attempt to make repairs, you may file a motion to request that the money paid into the rent escrow account thus far be given to you.

Note: If you withhold your rent before you go to court and are unable to convince the judge to open an account, you will need to pay the full rent owed or the landlord may receive a judgment for possession.



What Is Rent Escrow?

Rent escrow is a legal action that can be brought by tenants to make landlords repair dangerous conditions in their rental housing. This legal action allows the tenant to pay rent into an account maintained by the court, instead of to the landlord, until the conditions are repaired. This account is called a rent escrow account.

As a tenant, you have the right to live in housing that is not dangerous to the life, health or safety of you or your family. This brochure describes how the rent escrow law may help you if you live in housing that has dangerous conditions that your landlord has not repaired. In certain local jurisdictions, rent escrow laws may give tenants additional protections. Baltimore City and several counties have enacted their own rent escrow laws and those laws are followed in their jurisdictions instead of the Maryland Rent Escrow Law. Although very similar to the state law, these local laws differ from the state law in some important ways.

Types of Housing Conditions Covered by the Rent Escrow Law

The rent escrow law can be used to fix conditions in your rental housing that are a serious threat to your life, health or safety. Examples of some of the conditions normally covered are:

- Lack of heat, light, electricity or running water (unless this is due to you not paying your utility bill);
- Lack of adequate sewage disposal;
- Rodent infestation if you live in a building with two or more units;
- Structural defects that create a serious and substantial threat to your safety;
- Any condition that is a health or fire hazard;
- Lead paint.

The rent escrow law does not cover minor defects or conditions that are not dangerous to your life, health or safety. Examples of conditions that are normally not covered by the rent escrow law are:

- Lack of fresh paint, rugs or carpeting;
- Small cracks in walls, floors or ceilings;
- Absence of tile on floors, if floor is otherwise structurally sound;
- Lack of air-conditioning (may vary depending on local law).



Maryland Legal Aid Offices

Allegany/Garrett

138 Baltimore Street
Suite 204
Cumberland, MD 21502
(301) 777-7474
(866) 389-5243

Anne Arundel/Howard

2024 West Street
Suite 204
Annapolis, MD 21401
(410) 972-2700
(800) 666-8330

3451 Court House Drive
2nd Floor
Ellicott City, MD 21043
(410) 480-1057

Baltimore City

500 E. Lexington Street
Baltimore, MD 21202

Telephone Intake:

(410) 951-7750
866-635-2948

Business Line:

(410) 951-7777
(800) 999-8904

Baltimore County

215 Washington Avenue
Suite 305
Towson, MD 21204
(410) 427-1800
(877) 878-5920

Cecil/Harford

103 S. Hickory Avenue
Bel Air, MD 21014
(410) 836-8202
(800) 444-9529

Lower Eastern Shore

Dorchester, Somerset,
Wicomico, Worcester
201 E. Main Street
Salisbury, MD 21801
(410) 546-5511
(800) 444-4099

Midwestern Maryland

Carroll, Frederick, Washington
22 S. Market Street
Suite 11
Frederick, MD 21701
(301) 694-7414
(800) 679-8813

Montgomery County

600 Jefferson Plaza
Suite 430
Rockville, MD 20852
(240) 314-0373
(855) 880-9487

Prince George's County

8401 Corporate Drive
Suite 200
Landover, MD 20785
(301) 560-2100
(888) 215-5316
(301) 560-2100

Southern Maryland

Calvert, Charles, St. Mary's
15045 Burnt Store Road
3rd Floor
Hughesville, MD 20637
(301) 932-6661
(877) 310-1810

Upper Eastern Shore

Caroline, Kent,
Queen Anne's, Talbot
106 N. Washington Street
Suite 101
Easton, MD 21601
(410) 763-9676
(800) 477-2543

STATEWIDE PROGRAMS & RESOURCES

Community Lawyering Initiative
(443) 451-2805

Farmworker Program
(800) 444-4099

Foreclosure Legal Assistance Project
(888) 213-3320

Long-Term Care Assistance Project
(866) 635-2948

Maryland Senior Legal Helpline
(866) 635-2948

Veterans' Hotline
(443) 863-4040
TTY Users: Call Maryland Relay, Dial 7-1-1

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Visit www.peoples-law.org for self-help legal information and community resources.

For more information visit www.mdlab.org.

Rent
Escrow

Maryland Tenants' Rights: Rent Escrow and Repair of Dangerous Conditions

Advancing Human Rights and Justice for All in Maryland since 1911



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