

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, he/she 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 use the rent escrow law:

- 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 give out 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.

We want you to know your rights

This brochure is intended to give you general information about your rights, not to give you specific legal advice. We make every effort to keep this brochure up to date, however, the law sometimes changes. Individuals with specific legal questions or a pending legal action are strongly urged to contact an attorney for legal advice. You may be eligible for free legal services from Maryland Legal Aid or a volunteer attorney program

Legal Aid

This brochure was prepared by the Maryland Legal Aid Bureau, Inc. (“Legal Aid”), a non-profit organization dedicated to providing high quality legal advocacy to protect and advance human rights for individuals, families, and communities.

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 pamphlet 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.



Anne Arundel County

229 Hanover St
Annapolis, MD 21401
(410) 972-2700
(800) 666-8330

Baltimore City

Main Office
500 East Lexington St
Baltimore, MD 21202

Intake Lines:

(410) 951-7750
(866) MD LAW 4U
(or 866-635-2948)

Business Line:

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

Cherry Hill

Neighborhood Ctr.
606 Cherry Hill Rd 2nd Fl
Baltimore, MD 21225
(410) 355-4223

Baltimore County

29 W. Susquehanna Ave
Ste 305
Towson, MD 21204
(410) 427-1800
(877) 878-5920

Lower Eastern Shore

**Dorchester, Somerset,
Wicomico, Worcester**
111 High St
Salisbury, MD 21801
(410) 546-5511
(800) 444-4099

Metropolitan Maryland

Prince George's
6811 Kenilworth Ave
Calvert Building, Ste 500
Riverdale, MD 20737
(301) 560-2100
(888) 215-5316

Montgomery

51 Monroe St., Ste. 1200
Rockville, MD 20850
(240) 314-0373

Howard

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

Midwestern Maryland

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

Northeastern Maryland

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

Southern Maryland

**Calvert, Charles,
St. Mary's**
15364 Prince Frederick Rd
P.O. Box 249
Hughesville, MD 20637
(301) 932-6661
(877) 310-1810

Upper Eastern Shore

**Caroline, Kent, Queen
Anne's, Talbot**
Tred Avon Square, Ste 3
210 Marlboro Rd
Easton, MD 21601
(410) 763-9676
(800) 477-2543

Western Maryland

Allegany, Garrett
110 Greene St
Cumberland, MD 21502
(301) 777-7474
(866) 389-5243

Statewide

**Long Term Care Assistance
Project**
(800) 367-7563

Farmworker Program
(800) 444-4099

**Maryland Senior Legal
Helpline**
(800) 896-4213

TTY Users:

**Call Maryland Relay,
Dial 7-1-1**

Visit

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

Rent
Escrow

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

Equal Access to Justice: Legal Aid

