

“Dream Apartment”

“Ideal Apartment Living”

“Comfort meets convenience”

Imagine you rent an apartment advertised as all of those things but you find yourself living in the Enclave. An apartment complex that remains on the troubled property list and has a documented record of housing code violations—including rat/mouse infestations, roach infestations, mold, HVAC issues, and broken appliances. Imagine advertising that you can “elevate your lifestyle” in a community known for frequent elevator outages.

My name is Deedee Jacobsohn and I am a resident of District 4. I am writing in support of Bill 6-25: Consumer Protection - Defective Tenancies as Deceptive Trade Practices to remove the landlord exemption from the Consumer Protection Act. Over the past few years, through Action in Montgomery and other organizations, I have built relationships with residents of apartment complexes like the Enclave and Cider Mill. I have heard their personal horror stories about disgusting situations that are not corrected in a timely manner—and often not corrected at all. Yet there is no real legal recourse to hold the landlords accountable.

I don’t expect real estate advertisements to be wholly accurate. But I expect that the apartments should be habitable.

I respectfully urge the County Council to pass Bill 6-25 to amend the Consumer Protection Act and hold landlords legally—and financially—accountable for the condition of their properties.