



COMMISSION ON LANDLORD-TENANT AFFAIRS

October 7, 2025, Meeting Minutes

ZOOM online meeting

1401 Rockville Pike, 4th Floor
Rockville, MD 20852

[Remote Zoom Meeting link](#)

<https://us02web.zoom.us/j/82123608933?pwd=US9WZTl6TFdnM2dSbHJha0pjUE5sQT09>

Mission

- In order to facilitate fair and equitable arrangements, foster the development of housing that will met the minimum standards of the present day and promote the health, safety and welfare of the people, it is necessary and appropriate that the County appoint a commission and assign responsibilities to the Department to determine certain minimum rights and remedies, obligations and prohibitions, for landlords and tenants of certain kinds of residential property.

Attendance

Members Present (In-person and remote)

- Dave Moskowitz,
- Clover Baker-Brown,
- Alan Rosenberg,
- Dave Goldberg,
- Laura Murray,
- Aluanda Drain,
- Mike Rosenzweig,
- Alison Graham,
- Thomas Jackson,
- Gagik Karapetyan, and
- Stefanie Milovic

Members Not Present

- Nurith Bernstein-Rosales
- Sherry Glazer

Proof of Quorum

A majority of the members present is a quorum for the transaction of business, but not less than five members. If a member is absent from the meeting, the alternate for the category may participate and vote in their absence [MCC Sec 29-10(c) and (d)].

Staff Present

- Rose Auguste,
- Leslee Clerkley,
- Nicolle Katrivanos,
- Rosie McCray-Moody,
- Adriana Parreira Cora,
- Lorie Seals, and
- Zach Patton
- Walter Wilson, Assistant County Attorney

Guests

- David Mullins,
- Judy Rudolph,
- Mrs. Baer, and
- Mr. Hider

Call To Order

The meeting was called to order at 6:38 pm by Commissioner Laura Murray, who chaired the meeting.

Review and Approval of Previous Meeting Minutes

September 2, 2025, minutes were approved unanimously.

Meeting Minutes Agenda Items

1. **Submission of Landlord-Tenant Cases/Scheduling of Cases:**

Case No. 46528, *McCracken v Bhavar*. This case was accepted for hearing by the Commission, and scheduled for Wednesday, December 10, 2025.

Panel: Laura Murray, Alan Rosenberg, and Aluanda Drain, Chair

Case No. 48535, *Manus-Nicodemus v HOC at Battery Lane LLC*. This case was accepted for hearing by the Commission, and scheduled for Wednesday, December 17, 2025.

Panel: Dave Goldberg, Clover Baker-Brown, and Stefanie Milovic, Chair

Case No. 49466, *Borkoski v Hiden*. This case was accepted for hearing by the Commission, and scheduled for Monday, November 17, 2025.

Panel: Alison Graham, Thomas Jackson, and Mike Rosenzweig, Chair

Case No. 50347, *Lopes Vallez/Lopez v Baer*. This case was accepted for hearing by the Commission, and scheduled for Wednesday, November 19, 2025.

Panel: Laura Murray, Alan Rosenberg, and David Moskowitz, Chair

Case No. 50420, *Albarracin/Mancka v Kengi*. This case was accepted for hearing by the Commission, and scheduled for Wednesday, December 3, 2025.

Panel: Dave Goldberg, Aluanda Drain, and Thomas Jackson, Chair

Case No. 50460, *Graham-Bey v Ibraheem*. This case was accepted for hearing by the Commission, and scheduled for Thursday, December 11, 2025.

Panel: Nurith Berstein-Rosales, Gagik Karapetyan, and Clover Baker-Brown, Chair

2. Appeals to Circuit Court:

None

3. License Revocations:

None

4. Subcommittee Reports:

None. Since Destiny Igiebor oversaw the Public Awareness Subcommittee and has resigned. Chairman Dave Moskowitz asked that any Commissioners interested in this subcommittee please contact him so work on these issues can continue.

5. Staff Report:

Nicolle Katrivanos informed the panel that the two new investigators have almost completed their probation – one (C. Vanderpool) will be finished in two weeks and one (R. Auguste) will be finished in 6 weeks. Commissioner Murray asked how Commissioners were notified of changes in the law and Ms. Katrivanos said they were notified via the listserv. She asked that anyone who was not current please notify her so she can get them updated.

6. Old Business:

None

7. New Business:

None

8. Setting of Next Commission Meeting:

The next meeting is scheduled for November 4, 2025, election day. It was decided that there would be no penalty for any Commissioner who was absent for exercising their right to vote. Commissioner Thomas Jackson will be the Chair.

9. Adjournment:

The meeting adjourned at 7:50 p.m.