

**COMMISSION ON LANDLORD-TENANT AFFAIRS
MINUTES – May 6, 2025**

IN ATTENDANCE:

COMMISSIONERS: Mike Rosenzweig, Dave Moskowitz, Clover Baker-Brown, Stefanie Milovic, Alan Rosenberg, Thomas Jackson, Nurith Berstein-Rosales, Dave Goldberg, Gagik Karapetyan, Laura Murray, and Sherry Glazer

COUNTY ATTORNEY: Walter Wilson

OLTA/DHCA: Valerie Whitby, Adriana Parreira-Cora, Cynthia Vanderpool Garcia, Rosie McCray-Moody, and Nicolle Katrivanos

There was a regular (virtual – Zoom) meeting of the Montgomery County Commission on Landlord-Tenant Affairs on Tuesday, May 6, 2025. Commissioner Dave Moskowitz chaired, calling the meeting to order at 6:35 p.m. He began by introducing the newest member, Mr. Alan Rosenberg, Tenant. Welcome Commissioner Rosenberg. Everyone is looking forward to working with you.

Approval of Commission Meeting Minutes

The April 1, 2025, minutes were approved unanimously with 3 abstentions.

Submission of Landlord-Tenant Cases/Scheduling of Cases:

Case No. 41276, *Butler/Butler Jr. v Gao/Shao*. This case was accepted unanimously, and a hearing was scheduled for Monday, July 14, 2025.

Panel: Stefanie Milovic, Laura Murray, and Mike Rosenzweig, Chair

Case No 42886, *Hill v Jimenez*. This case was dismissed with one dissenting vote

Case No. 47767, *Santos v Babalola*. This case was accepted unanimously, and a hearing was scheduled for Wednesday, June 25, 2025.

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

Case No. 49710, *Velez-Melendez v Kushawaha/Kushawaha*. This case was accepted unanimously, and a hearing was scheduled for Tuesday, July 15, 2025.

Panel: Nurith Berstein-Rosales, Thomas Jackson, and Dave Moskowitz, Chair

Appeals to Circuit Court:

None

License Revocations:

None

Subcommittee Reports:

Commissioner Destiny Igiebor was absent, so Nicolle Katrivanos reported that she is still waiting for approval of the graphics submitted and whether they meet ADA requirements.

Staff Report:

Nicolle Katrivanos reported that Investigator Susana Capobianco has officially retired as of April 30, 2025, Our new Investigator, Cynthia Vanderpool Garcia replaces Jane Blackwell, who retired March 1, 2025 and a new Investigator should be coming on board by the end of the month, replacing Ms. Capobianco. Both Jane Blackwell and Susana Capobianco were offered and accepted Knowledge transfer contracts, so they will be around short-term to help train the new investigators. Since most of the long-term investigators have retired, this will be a tremendous help to the Office.

Ms. Katrivanos shared the quarterly report of number of cases opened from January through March 2025 – 257. She advised the Commission that IT is working with OLTa to improve our ability to compile statistics and reports.

Old Business:

None

New Business:

None

Setting of Next Commission Meeting:

The next meeting will be held on June 1, 2025. Commissioner Dave Moskowitz will be the Chair.

Adjournment:

The meeting adjourned at 7:42 p.m.