

# Montgomery County Renters Alliance, Inc.

Mid-County CAB - 12.19.24

Matt Losak - Co-founder and Executive Director

David Mullins - Outreach Director

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# Who we are and what we do

- First and only regional non-profit dedicated exclusively to providing renter outreach, education, organizing, and advocacy
- Founded in 2010 in response to the County's Tenant Work Group Report which called for the establishment of an organization dedicated to expanding and advocating for renters' rights
- We help form tenant associations and improve tenant-landlord relations
- Advocate before city, county, and state governments for renters' rights; for stable, quality, affordable housing; and against unjust evictions

# OLTA and Code Enforcement Complaints

- First, try to resolve with property manager
- OLTA Complaints - lease issues, ledger discrepancies, excessive rent increases  
[https://www.montgomerycountymd.gov/DHCA/housing/landlordtenant/complaint\\_process.html](https://www.montgomerycountymd.gov/DHCA/housing/landlordtenant/complaint_process.html)
- Code Complaints - maintenance and condition of unit  
<https://www3.montgomerycountymd.gov/311/SolutionView.aspx?SolutionId=1-Y3KNW>

# DHHS - Emergency Rental Assistance

- Limited to \$3,000 max to pay to cancel an eviction
- Household income must be below 30% AMI
- Services to End & Prevent Homelessness (SEPH)

Housing Stabilization Services (HSS): [hss@montgomerycountymd.gov](mailto:hss@montgomerycountymd.gov)

# Access to Counsel in Evictions (ACE)

Maryland program where tenants may qualify for a free lawyer if they are facing eviction. In Montgomery County, contact these organizations or Renters Alliance to find out more.

Maryland Legal Aid <https://www.mdlab.org/> **888-465-2468**

CASA <https://wearecasa.org/legal-services-md/> **866-765-2272**

(Or Just Call 211)

# Just Cause / Good Cause eviction protection

- Sponsor: Del. Jeanelle Wilkins District 20 (White Oak and Silver Spring)
- Enable local jurisdictions to implement good cause protections
- Require a landlord to provide a good reason for eviction, failure to renew a lease, or termination of a holdover tenancy
- Passed by full House of Delegates 96-37 in 2024 session
- Died on Sine Die without a vote from Senate Judicial Proceedings Committee

# Tenant Safety Act

- Sponsor: Del. Vaughn Stewart - District 19 (Aspen Hill and Derwood)
- Protects tenants from living in substandard housing without tangible recourse
- Allows multiple tenants to join a single rent escrow case who are experiencing the same issues
- Allows tenants to recover attorneys fees and costs
- Protect tenants with warranty of habitability (don't have to pay full rent amount when landlords refuse to make repairs)
- Passed in both houses and signed by Governor Moore - went into effect Oct 1, 2024

# Upcoming Renter Town Halls

All are virtual on Zoom from 7-8:30pm.

Wednesday, January 8

Wednesday, January 22

Wednesday, February 12

Register at **[rentersalliance.org](https://rentersalliance.org)**

Streams are also available on

Youtube: **<https://www.youtube.com/@matthewlosak5986>**



# Contact Us

Email us: [info@rentersalliance.org](mailto:info@rentersalliance.org)

Phone: **888-668-7717**

Find us online and join our newsletter: **rentersalliance.org**

Follow us on Instagram: **@mocrentersalliance**

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